

BOROUGH OF PALISADES PARK
 PLANNING BOARD
 WEDNESDAY, MAY 21, 2025
 7:07 P.M.

 IN THE MATTERS OF:)
 Case #25-SP06 Change of Use) TRANSCRIPT OF
 Park Smokes 3, LLC c/o Lemir) PROCEEDING
 Joe Harfouche)
 456 Broad Ave)
 Block 224, Lot 12)
 Case #25-SP08 Variance)
 Hosu Lee)
 432 Glen Avenue)
 Block 320, Lot 8)
 Case #25-SP09 Site Plan)
 Fan Associates, LLC)
 15 Grand Avenue)
 Block 505, Lots 3 & 4)
 Planning Board review of a)
 Redevelopment plan for:)
 Block 505, Lots 3 & 4, A/K/A)
 15 Grand Avenue)
 Block 505, Lot 1 A/K/A 21)
 Grand Avenue)
 Planning Board review of the)
 governing body's proposed)
 resolution in connection with)
 the areas in need of)
 rehabilitation:)
 Block 420, Lot 16 A/K/A 450)
 East Edsall Boulevard)
 Block 617, Lots 21-23 A/K/A)
 35-39 Columbia Avenue)
 Case #25-SP07 Change of Use)
 Yeon Hee Kyeoung c/o Jungsun)
 Lee, 261-263 Broad Ave)
 Unit 1C, Block 215, Lot 8)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

I N D E X
 W I T N E S S SWORN TESTIMONY

Case #25-SP06 Change of Use
 Park Smokes 3, LLC
 C/o Lemir Joe Harfouche
 456 Broad Ave
 Block 224, Lot 12 9

LEMIR JOE HARFOUCHE 11
 Direct Examination by Mr. Jaloudi
 Board/Professional Questions
 Mr. J. Park 12, 16
 Ms. Tarbocchia 13
 Chairwoman Star 14
 Mr. Kauker 15
 Mr. Kim 18

MICHAEL KAUKER, P.P., AICP 15
 Case #25-SP08 Variance
 Hosu Lee
 432 Glen Avenue
 Block 320, Lot 8 21, 127

Case #25-SP09 Site Plan
 Fan Associates, LLC
 15 Grand Avenue
 Block 505, Lots 3 & 4 22, 128

Planning Board review of a redevelopment plan for:
 Block 505, Lots 3 & 4, A/K/A 15 Grand Avenue

MICHAEL KAUKER, P.P., AICP 23
 Board/Professional Questions
 Mr. Kim 30, 32
 Ms. Tarbocchia 31, 34,
 42, 47
 Vice Chairwoman Aufiero 31
 Mr. Kang 33, 44
 Mr. J. Park 35, 53
 Mr. H. Park 38

PUBLIC COMMENT
 Michael Cho 53
 33A West Ruby Avenue
 Neil Rubenstein 55
 462 11th Street

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

B E F O R E
 THE PALISADES PARK PLANNING BOARD
 THERE BEING PRESENT:

ARLENE STAR, CHAIRWOMAN
 CHRIS AUFIERO, VICE CHAIRMAN
 C. PAUL KIM, MAYOR (ABSENT)
 JUSTIN KANG, MEMBER
 SUK JOHN MIN, MEMBER (ABSENT)
 JAE KWAN PARK, MEMBER
 MIRJANA TARBOCCHIA, MEMBER
 EDWIN HAN, MEMBER
 SOPHIA JANG, MEMBER (ABSENT)
 PAUL KIM, ALTERNATE
 HYOUNG PARK, ALTERNATE

A P P E A R A N C E S:

NOH & KANG, LLP
 BY: CHANG K. NOH, ESQUIRE
 460 Bergen Boulevard, Suite 301
 Palisades Park, New Jersey 07650
 (201) 588-0695
 Counsel for the Planning Board

JALOUDI LAW
 BY: ALI D. JALOUDI, ESQUIRE
 1555 Main Ave
 Clifton, New Jersey 07011
 (862)357-6024
 Counsel for the Applicant, Case 25-SP06, Park Smokes
 3, LLC

A L S O P R E S E N T:

LUCY HANRAHAN, LAND USE SECRETARY
 MICHAEL KAUKER, P.P., AICP, BOROUGH PLANNER

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 CERTIFIED COURT REPORTERS
 201-641-1812
 LauraACarucciLLC@gmail.com
 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

I N D E X (Continuing)
 W I T N E S S SWORN TESTIMONY

Planning Board review of a redevelopment plan for:
 Block 505, Lot 1 A/K/A 21 Grand Avenue

MICHAEL KAUKER, P.P., AICP 60
 Board/Professional Questions
 Ms. Tarbocchia 62, 77
 Chairwoman Star 72
 Mr. J. Park 76
 Vice Chairwoman Aufiero 76
 Mr. H. Park 77, 80
 Mr. Kang 80
 Mr. Han 82

Planning Board review of the governing body's
 proposed resolution in connection with the areas
 in need of rehabilitation:
 Block 420, Lot 16
 A/K/A 450 East Edsall Boulevard 84

MICHAEL KAUKER, P.P., AICP 85
 Board/Professional Questions
 Ms. Tarbocchia 85, 102
 Mr. J. Park 100

PUBLIC COMMENT
 Neil Rubenstein 85, 91
 462 11th Street

Planning Board review of the governing body's
 proposed resolution in connection with the areas
 in need of rehabilitation:
 Block 617, Lots 21-23
 A/K/A 35-39 Columbia Avenue 106

MICHAEL KAUKER, P.P., AICP 106
 Board/Professional Questions
 Ms. Tarbocchia 109, 111,
 113, 120
 Vice Chairwoman Aufiero 110
 Mr. Kang 110, 112,
 115, 121
 Mr. J. Park 111, 113,
 121

PUBLIC COMMENT
 Michael Cho 115
 33A West Ruby Avenue

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

1 I N D E X (Continuing)
 2 RESOLUTION PAGE NO.
 3 CASE #25-SPO7 CHANGE OF USE
 4 YEON HEE KYEOUNG C/O JUNGSUN LEE
 5 261-263 BROAD AVE, UNIT 1C
 6 BLOCK 215, LOT 8 129

7 EXHIBITS

8 NO. DESCRIPTION IDENT/EVID

9 (None marked.)

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRWOMAN STAR: This is the regular
 2 meeting of the Palisades Park Planning Board and we
 3 will have Mr. Aufiero conduct us in the Pledge of
 4 Allegiance.

5 (Whereupon, all rise for a recitation
 6 of the Pledge of Allegiance led by Vice
 7 Chairman Aufiero.)

8 CHAIRWOMAN STAR: Roll call.

9 MS. HANRAHAN: Mayor?

10 (No Response.)

11 MS. HANRAHAN: Star?

12 CHAIRWOMAN STAR: Here.

13 MS. HANRAHAN: Aufiero?

14 VICE CHAIRMAN AUFIERO: Here.

15 MS. HANRAHAN: Tarbochia?

16 MS. TARABOCCHIA: Here.

17 MS. HANRAHAN: Jang?

18 (No Response.)

19 MS. HANRAHAN: Park?

20 MR. J. PARK: Yes.

21 MS. HANRAHAN: Kang?

22 MR. KANG: Yes.

23 MS. HANRAHAN: Min?

24 (No Response.)

25 MS. HANRAHAN: Han?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. HAN: Yes.
 2 MS. HANRAHAN: Kim?
 3 MR. KIM: Here.
 4 MS. HANRAHAN: And Park?
 5 MR. H. PARK: Here.
 6 CHAIRWOMAN STAR: All right.
 7 And we all had a chance to look over
 8 the minutes of last month's meeting.
 9 So I would like someone to make a
 10 motion to approve the minutes.
 11 MAYOR KIM: Madam Chair, I'm very
 12 sorry, due to an emergency I'm going to have to
 13 leave.
 14 Is that okay?
 15 CHAIRWOMAN STAR: Okay.
 16 MAYOR KIM: Thank you very much.
 17 (Whereupon, Mayor Kim departs from the
 18 meeting at 7:07 p.m.)
 19 MR. KIM: I'll make a motion to approve
 20 the minutes.
 21 CHAIRWOMAN STAR: Thank you.
 22 Do we have a second?
 23 MR. J. PARK: Second.
 24 MS. HANRAHAN: Star?
 25 CHAIRWOMAN STAR: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HANRAHAN: Aufiero?
 2 VICE CHAIRMAN AUFIERO: Yes.
 3 MS. HANRAHAN: Tarbochia?
 4 MS. TARABOCCHIA: Yes.
 5 MS. HANRAHAN: Park?
 6 MR. J. PARK: Yes.
 7 MS. HANRAHAN: Kang?
 8 MR. KANG: Recused because I wasn't
 9 here.
 10 MS. HANRAHAN: Min?
 11 (No Response.)
 12 MS. HANRAHAN: Han?
 13 MR. HAN: Yes.
 14 MS. HANRAHAN: Kim?
 15 MR. KIM: Yes.
 16 MS. HANRAHAN: And, Park?
 17 MR. H. PARK: Yes.
 18 CHAIRWOMAN STAR: And also, we have a
 19 -- I'd like a motion to pay the bills from last
 20 month, if I can have someone make a motion for that.
 21 MS. TARABOCCHIA: I'll make a motion to
 22 pay the bills.
 23 MR. KANG: I second.
 24 CHAIRWOMAN STAR: And a second.
 25 MR. KANG: Spending money, yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

9

1 MS. HANRAHAN: Star?
 2 CHAIRWOMAN STAR: Yes.
 3 MS. HANRAHAN: Aufiero?
 4 VICE CHAIRMAN AUFIERO: Yes.
 5 MS. HANRAHAN: Tarbochia?
 6 MS. TARABOCCHIA: Yes.
 7 MS. HANRAHAN: Park?
 8 MR. J. PARK: First Park is there.
 9 I'm second Park.
 10 MS. HANRAHAN: Kang?
 11 MR. KANG: Yes.
 12 MS. HANRAHAN: Han?
 13 MR. HAN: Yes.
 14 MS. HANRAHAN: Kim?
 15 MR. KIM: Yes.
 16 MS. HANRAHAN: And Park?
 17 MR. H. PARK: Yes.
 18 CHAIRWOMAN STAR: Okay. The first case
 19 tonight is Case SP06, change of use, Park Smokes 3,
 20 LLC, c/o Lemir Joe Harfouche.
 21 Is that correct?
 22 MR. HARFOUCHE: Yes.
 23 MR. JALOUDI: Close enough.
 24 CHAIRWOMAN STAR: Close enough.
 25 MR. JALOUDI: Good afternoon, good

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

10

1 evening, Members of the Board, Ali Jaloudi from the
 2 Law Firm of Jaloudi and Associates on behalf of Park
 3 Smokes 3 for application for a change of use for
 4 456 Broad Avenue.
 5 With me today is the managing member of
 6 the entity, Lemir Joe Harfouche, as well as his
 7 sister who is a partner in the business, Samar
 8 Harfouche.
 9 When last we appeared, we made our
 10 application, we took questions from the board.
 11 We were advised to provide additional
 12 documentation including revised and more detailed
 13 plans, which we've submitted along with a copy of our
 14 lease, our license, as well as photos of other
 15 similar businesses that my client owns.
 16 We've submitted those.
 17 I spoke to Mr. Noh this morning. He
 18 acknowledged receipt and that he circulated to the
 19 board.
 20 Accordingly, we submit our application
 21 and hope for a favorable decision and, of course, we
 22 are happy to answer any further question that the
 23 board may have.
 24 CHAIRWOMAN STAR: Does anyone have a
 25 question now for this applicant?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

11

1 (No Response.)
 2 CHAIRWOMAN STAR: Does anyone have a
 3 question?
 4 VICE CHAIRMAN AUFIERO: As per you
 5 stated last meeting, you will be selling, like,
 6 paraphernalia, right, like, papers and types of bongs
 7 and stuff like that?
 8 MR. HARFOUCHE: They just won't be
 9 displayed in the window case, because I know the
 10 Mayor was saying that he wouldn't like that and, of
 11 course, we would comply with that.
 12 MR. NOH: Actually, I need to swear you
 13 in, sir.
 14 Please raise your right hand, sir. Do
 15 you swear or affirm that you will tell the truth, the
 16 whole truth and nothing but the truth?
 17 MR. HARFOUCHE: Yes.
 18 L E M I R H A R F O U C H E,
 19 141 Kinderkamack Road, Park Ridge, New Jersey,
 20 having been duly sworn testifies as follows:
 21 MR. NOH: State your name for the
 22 record.
 23 MR. HARFOUCHE: Lemir.
 24 MR. NOH: Proceed, please.
 25 MR. HARFOUCHE: So as we were saying,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

12

1 we had spoken with the Mayor before and we was saying
 2 we wouldn't like that look on the window and that
 3 wouldn't be a problem, we would comply with that and
 4 have everything hidden.
 5 VICE CHAIRMAN AUFIERO: Okay.
 6 CHAIRWOMAN STAR: Anyone else have a
 7 question?
 8 MR. J. PARK: Question.
 9 CHAIRWOMAN STAR: Yes.
 10 MR. J. PARK: I never received the
 11 detail of the business, but I just received the
 12 pictures of it.
 13 Is this anything related with
 14 marijuana?
 15 MR. JALOUDI: No.
 16 MR. J. PARK: Not at all?
 17 Never?
 18 MR. JALOUDI: No.
 19 It's not a dispensary. They will not
 20 be selling marijuana.
 21 It's mostly a vape shop, smoke shop
 22 that sells vapes, hookahs and certain tobacco
 23 products.
 24 So there will not be any marijuana.
 25 It's not a dispensary.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

13

1 He's licensed to sell vape and
2 cigarettes and smoke products.
3 MS. TARABOCHIA: On the photographs
4 that was submitted, some of it is considered papers
5 of the some kind of rolling papers.
6 That's not considered any marijuana
7 product, you know, used to do marijuana.
8 MR. JALOUDI: I mean, people can use it
9 for whatever they want to use it for, but it's just
10 paper technically.
11 Every gas station sells it. Every
12 convenience store sells it. Every -- many gifts shop
13 sell it.
14 You know, anybody can use what they'd
15 like to use it for whatever reason they want. You
16 know, it's paper. And it can be used for how ever
17 the intended purchaser decides to use it, but it's
18 the same paper that's being sold at every other
19 retail store, including, you know, CVS and Walgreens
20 and gas stations and convenience stores and
21 supermarkets.
22 MS. TARABOCHIA: I don't think CVS
23 sells rolling papers.
24 MR. JALOUDI: Maybe not CVS, per se.
25 I think they removed cigarettes from
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

14

1 their shelves a few years ago, but the point being
2 that it's available everywhere.
3 CHAIRWOMAN STAR: What about the other
4 paraphernalia that you will be selling, isn't that
5 related to marijuana?
6 MR. JALOUDI: Mostly, no.
7 And I can have him answer it, but most
8 of it is vape. It's the oils. You know, people are
9 now shifting away from cigarette smoke, you know,
10 lighting a cigarette and now it's mostly electronic
11 vapor.
12 So that's mostly what the smoke shop
13 would sell.
14 You know, will it have tobacco-related
15 products? Yes, most times hookahs are used for
16 tobacco, but there may be other items -- I don't like
17 to use the word "paraphernalia," but there may be
18 other things that people can use for marijuana if
19 we're going to be candid about it, but we're not
20 selling marijuana, we're not encouraging the use of
21 marijuana.
22 It's not a marijuana establishment.
23 It's not a dispensary. It's a smoke shop.
24 I mean, people can take a cigar and
25 then use the wrapping paper of that to roll
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

15

1 marijuana.
2 It doesn't mean that we're part of
3 that. People can use whatever they'd like.
4 I mean, some people take, you know,
5 paper grinders and then use that to grind marijuana
6 per say.
7 So people can use whatever they use for
8 whatever reason they want, but that's not part of our
9 operation.
10 We're not selling marijuana or there's
11 no marijuana as part of this business.
12 If there's anything else you would like
13 to add?
14 CHAIRWOMAN STAR: Mr. Kauker, would you
15 be able to --
16 MR. KAUKER: Certainly.
17 MR. NOH: Michael, would you like to
18 step in so I can swear you in.
19 Okay. Do you swear to tell the truth
20 and nothing but the truth pertaining to this
21 application so help you God?
22 MR. KAUKER: I do.
23 M I C H A E L K A U K E R, P.P., AICP
24 356 Franklin Avenue, #3, Wyckoff, New Jersey,
25 having been duly sworn testifies as follows:
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

16

1 MR. NOH: State your name for the
2 record, please.
3 MR. KAUKER: Michael D. Kauker, I'm the
4 Borough Planning Consultant.
5 So I heard the testimony and had an
6 opportunity to review the ordinance as requested.
7 So marijuana products or marijuana
8 paraphernalia are specifically prohibited.
9 So if you're going to sell anything
10 that could be used, like, for example, papers or
11 bongs or whatever else, that would be prohibited
12 pursuant to the ordinance.
13 So that would be you can't sell it and
14 if you're going to sell it, it would not be -- your
15 use would not be permitted.
16 So there's a specific exclusion. It's
17 in Schedule 1(A) of the zoning ordinance and it
18 prohibits -- in addition to any marijuana retail
19 sale, it prohibits the sale of marijuana
20 paraphernalia.
21 If you have any other questions, I'd be
22 happy to answer it.
23 MR. J. PARK: Yeah, I see the picture.
24 There is a smoking room, right, you propose?
25 No?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

17

1 MR. JALOUDI: No, there's no smoking
 2 room.
 3 It's probably a restroom that you saw
 4 in there, but it's just --
 5 MR. J. PARK: There was -- I was going
 6 to ask you, is there any charge to use that room or
 7 not?
 8 MR. HARFOUCHE: No, there's no smoking
 9 room.
 10 MR. JALOUDI: On average as we talked
 11 about last time, I mean, customers are in the
 12 establishment for maybe all of one minute.
 13 They come in and they purchase their
 14 product and they go.
 15 Most customers already know what
 16 they're buying. They may have their specific brand
 17 or flavor or type of vape and they come and buy it
 18 and they go.
 19 It's not, you know, a place for people
 20 to sit and hang out and all that kind of stuff.
 21 You know, the whole place is -- how
 22 many square feet is it?
 23 MR. HARFOUCHE: Three hundred.
 24 MR. JALOUDI: It's 300 square feet.
 25 It's literally a small shop that people come in and

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

18

1 purchase their item and keep it moving.
 2 CHAIRWOMAN STAR: Okay.
 3 Does anyone else have any questions?
 4 MR. J. PARK: Nothing to do with
 5 getting permit from the state or county?
 6 MR. JALOUDI: He's fully licensed.
 7 He has -- yeah, he's -- he has other --
 8 other similar stores and documentation for other vape
 9 licenses are present, but he's -- he's licensed in
 10 multiple jurisdictions, including Fort Lee and
 11 Cliffside Park.
 12 MR. KIM: Does glass and paper make up
 13 a big part of your business?
 14 MR. HARFOUCHE: No.
 15 MR. KIM: You're okay with operating
 16 without it?
 17 MR. HARFOUCHE: Strictly vapes?
 18 MR. KIM: Yeah.
 19 MR. HARFOUCHE: Yeah.
 20 CHAIRWOMAN STAR: Anyone else?
 21 (No Response.)
 22 CHAIRWOMAN STAR: Okay.
 23 If not, we'll open this up to the
 24 public.
 25 Anyone have a question for this

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

19

1 applicant?
 2 (No Response.)
 3 CHAIRWOMAN STAR: Okay.
 4 If not, we'll close that portion and
 5 we'll have a motion.
 6 VICE CHAIRMAN AUFIERO: Madam
 7 Chairwoman, I'm going to make a motion to deny the
 8 application based on Michael Kauker's testimony that
 9 this use is not permitted for the -- in the Borough's
 10 ordinances.
 11 CHAIRWOMAN STAR: Second?
 12 Do I have a second for that?
 13 MS. TARABOCHIA: I'll second it.
 14 MS. HANRAHAN: Star?
 15 CHAIRWOMAN STAR: Yes, to deny.
 16 MS. HANRAHAN: Aufiero?
 17 VICE CHAIRMAN AUFIERO: Yes, to deny.
 18 MS. HANRAHAN: Tarbochia?
 19 MS. TARABOCHIA: Yes, to deny.
 20 MS. HANRAHAN: Park?
 21 MR. H. PARK: Yes, deny.
 22 MS. HANRAHAN: Kang?
 23 MR. KANG: Yes, to deny.
 24 MS. HANRAHAN: Han?
 25 MR. HAN: Yes, to deny.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

20

1 MS. HANRAHAN: Kim?
 2 MR. KIM: No, to deny.
 3 MS. HANRAHAN: And Park?
 4 MR. J. PARK: Yes, to deny.
 5 MR. JALOUDI: Are we able to have an
 6 exclusion for paper products in accordance with the
 7 ordinance?
 8 He indicated that he's not willing to
 9 -- he's willing to not sell it.
 10 So if the exclusion is only based on
 11 that ordinance for paper products and paraphernalia,
 12 we can make that part of the stipulation as we made a
 13 stipulation before the Mayor that we wouldn't display
 14 it in the showcase.
 15 I mean, vapes specifically are not, and
 16 we just indicated that --
 17 CHAIRWOMAN STAR: I don't know if it's
 18 just a question of display. It's a question of
 19 selling it.
 20 MR. JALOUDI: Right, but if the
 21 ordinance doesn't -- if the ordinance provides that
 22 we can't sell paper products, we can exclude that
 23 from our business and leave it to only vapes, which
 24 we indicated is our primary --
 25 CHAIRWOMAN STAR: It's also, the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 ordinance prohibits the paraphernalia, any kind of
 2 that paraphernalia.
 3 MR. KAUKER: Madam Chairwoman, I think
 4 you're getting into an area here where this board
 5 doesn't have jurisdiction.
 6 The planning board can't interpret or
 7 make decisions with respect to the ordinance. That
 8 would have to be the Zoning Board, which is the
 9 Zoning Board of Adjustment, it's a different board.
 10 They have jurisdiction with interpreting the zoning
 11 ordinance.
 12 CHAIRWOMAN STAR: So you would have to
 13 go to the Board of Adjustment.
 14 MR. JALUDI: The decision is final
 15 then.
 16 Thank you.
 17 CHAIRWOMAN STAR: Okay.
 18 Next case is SP08, variance, Hosu Lee,
 19 432 Glen Avenue.
 20 MR. NOH: I don't think Mr. Sokolich is
 21 here.
 22 CHAIRWOMAN STAR: He's not here.
 23 MR. NOH: So we can table it to --
 24 CHAIRWOMAN STAR: Oh, next month.
 25 MR. NOH: No, to the end of this
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 session.
 2 If he shows up, he can do it. If
 3 not...
 4 CHAIRWOMAN STAR: All right.
 5 So we'll go to the next one. Okay.
 6 MR. NOH: The next one.
 7 CHAIRWOMAN STAR: Is this, Site Plan --
 8 okay, so it's SP09, site plan, Fan Associates, LLC,
 9 15 Grand Avenue.
 10 MR. NOH: This has been adjourned,
 11 tabled to next month's regular meeting.
 12 VICE CHAIRMAN AUFIERO: Was SP08 tabled
 13 to next month too?
 14 MR. NOH: SP09.
 15 And SP08, this one, we'll wait until
 16 the end of the session, if Mr. Sokolich shows up,
 17 we'll hear his case, but if not, we'll vote to table
 18 this to next month's regular meeting.
 19 CHAIRWOMAN STAR: Okay.
 20 So now we have reviews, the Planning
 21 Board review of the redevelopment plan for the
 22 following properties pursuant to N.J.S. 40A:12A-7f.
 23 MR. NOH: Yes, this is for the
 24 redevelopment plan we have to consider and recommend
 25 to the governing body, which will be presented by our
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Borough Planner Michael Kauker, who's -- Michael,
 2 please step forward.
 3 MR. KAUKER: You mind if I bring this
 4 around?
 5 MR. NOH: No problem.
 6 MR. KAUKER: That way if I'm standing,
 7 I won't fall asleep.
 8 (Laughter.)
 9 MR. KAUKER: We're doing the
 10 redevelopment plans first, Mr. Noh?
 11 MR. NOH: Yes, we can do the
 12 redevelopment plan first and if you can, start with
 13 15 Grand Avenue and proceed to 21 Grand Avenue.
 14 MR. KAUKER: 15, certainly.
 15 MR. NOH: Thank you.
 16 And you realize you're still under
 17 oath.
 18 MR. KAUKER: Yes.
 19 M I C H A E L K A U K E R, P.P., AICP
 20 356 Franklin Avenue, #3, Wyckoff, New Jersey,
 21 having been duly sworn previously continues to
 22 testify as follows:
 23 MR. NOH: Thank you.
 24 MR. KAUKER: So, again, my name is
 25 Michael Kauker, the Borough Planner.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 It's a pleasure to be here again this
 2 evening with the board members.
 3 This is the first redevelopment plan.
 4 It's based upon the preliminary investigation that
 5 was previously seen by this board and forwarded to --
 6 MALE AUDIENCE MEMBER: I'm a little
 7 hard of hearing, but I don't know if I'm the only one
 8 who's having a tough time hearing both the board and
 9 the gentleman.
 10 MR. KAUKER: Certainly.
 11 I'll try to speak up. My voice is a
 12 little raspy, I apologize for that.
 13 MALE AUDIENCE MEMBER: I apologize for
 14 my hearing.
 15 MR. KAUKER: That's okay.
 16 Is this working?
 17 MR. NOH: It's working.
 18 MR. KAUKER: Okay.
 19 So with respect to the redevelopment
 20 plan, as I mentioned before, the first plan that
 21 we'll be going over this evening is for 15 Grand
 22 Avenue.
 23 Although the preliminary investigation
 24 was done as one report, we've separated the two
 25 redevelopment plans to treat or to look at each
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 different property separately since the developments
2 that are occurring on both are somewhat different.

3 So this property is located at 15 Grand
4 Avenue. It's identified as Block 505, Lots 3 and 4
5 in the Borough's tax records.

6 It has a total area of 2.88 acres and
7 it was designated as a non-condemnation area in need
8 of redevelopment on April 28th, 2025.

9 The redevelopment plan was prepared in
10 accordance with the local redevelopment and housing
11 law.

12 With respect to the proposal and what's
13 included in the plan, it anticipates the development
14 of a mixed-use development, which includes multiple
15 family residential and retail development.

16 The residential component is proposed.

17 The retail component exists in an
18 existing building that's located on the property
19 itself.

20 The number of units for the residential
21 component are 175. There are a 140 market-rate units
22 and 35 affordable units, which is a 20-percent
23 affordable housing set-aside.

24 And the plan basically supports the
25 Borough's Housing Element and Fair Share Plan and as

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I'll mention briefly, it is consistent in my opinion
2 with the Borough's Master Plan.

3 It also includes some space for
4 amenities and parking as well on the property.

5 The redevelopment is prepared so that
6 it will supercede the local zoning.

7 So basically what's going to occur is
8 the -- when the governing body adopts the plan, it's
9 going to essentially be a zoning ordinance.

10 So it will contain the zoning
11 provisions and requirements for the property's
12 development.

13 There are a number of permitted uses,
14 but, again, obviously the uses that are proposed in
15 this development are residential, multiple-family
16 residential and also commercial.

17 The redevelopment plan contains bulk
18 standards for the proposed structure.

19 It also contains standards, design
20 criteria standards and other public amenities and
21 improvements that would be required as well as part
22 of the development, but just to touch on those
23 briefly and if you have any specific detailed
24 questions that you would like answered, I'd be happy
25 to go over that, but the height of the building in

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 terms of the number of feet is 70 feet max.

2 It's going to provide a coverage of
3 60 percent. There are setbacks that were proposed
4 for the development for the commercial component and
5 also the residential component.

6 If you're familiar with the site, the
7 existing commercial building sits at the front of the
8 property and the proposed residential component will
9 be located behind that in the rear portion of the
10 property itself.

11 The redevelopment plan, as I mentioned,
12 contains all of the development standards.

13 The development, itself, in terms of
14 the residential and the affordable units will be
15 consistent with UHAC standards, which is the Uniform
16 Housing and Affordability Controls Act, which is a
17 state statute that regulates affordable housing units
18 in terms of their development and their setup.

19 As I mentioned before, there are going
20 to be other amenities with respect to the site,
21 including outdoor amenities, signage, landscaping,
22 lighting.

23 The plan, itself, contains all the
24 requirements for those specific elements.

25 With respect to the property, itself,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 and the plan, itself, we've also requested other
2 things in terms of improvements for the
3 infrastructure, transportation primarily.

4 If you're familiar with Grand Avenue in
5 that section, one of the things that we're requesting
6 is that Grand Avenue be widened down in that portion
7 especially as it goes into Route 46.

8 We've consulted with the Borough's
9 traffic engineer. There are specific DOT
10 requirements for right-of-way widths and specifically
11 with respect to this area he found that the, I guess,
12 ideal width for the roadway is 78 feet and that would
13 be 39 foot from center line to property line.

14 So it's being requested in this
15 document that Grand Avenue be widened so that it can
16 meet those specific requirements.

17 As I mentioned before, we took a look
18 at the goals and objectives of the Master Plan
19 document and, obviously, the Housing Element.

20 So this development is an integral part
21 of the Borough's Round III Housing Element and Fair
22 Share Plan.

23 So it will be consistent with that
24 document, itself. It's also consistent with smart
25 growth strategies, the community character and this

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 part of the Borough as it's envisioned. Obviously
2 this is a redevelopment area, it's an older
3 industrial manufacturing district that's going to be
4 redeveloped for commercial and residential purposes.

5 It's consistent with the state
6 development and redevelopment plan as it's located in
7 the PA-1, which is the Planning Area 1, which most of
8 the development in the state is focused on.

9 In terms of implementing the plan, as
10 was mentioned before, I don't know if I mentioned it
11 tonight, but it was mentioned previously when we went
12 over the investigation, this is a non-condemnation
13 proposal.

14 So there will be no taking of land, no
15 displacement of any residence that are located in the
16 area.

17 And in terms of residential use, there
18 is none currently. There is no property acquisition
19 that's required for this property.

20 And then with respect to the board's
21 role this evening, what you would need to do, if you
22 chose to do so, would be to adopt the resolution
23 supporting the request to designate this an area or
24 requesting that the governing body adopt the
25 redevelopment plan as an ordinance.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 So it's under the jurisdiction of DOT.

2 So DOT, obviously, when an application
3 comes before the board, they will review the
4 application and whatever recommendations they have
5 they will make.

6 MR. KIM: Okay.

7 So does the 9 feet -- it creates
8 another lane, is that what it is?

9 MR. KAUKER: Yes.

10 According to the traffic engineer, they
11 would have the ability to put an additional lane with
12 the additional 9 feet.

13 MS. TARABOCHIA: That would only run in
14 front of that area, not the whole part of Grand
15 Avenue.

16 MR. KAUKER: Well, only the
17 redevelopment area, which obviously the two
18 redevelopment plans that are before you tonight -- I
19 may be jumping ahead a little bit, but the other
20 redevelopment plan is right next door.

21 So the request is for both of the --
22 both properties, the frontage of both properties.

23 VICE CHAIRMAN AUFIERO: Basically from
24 the bridge, because then you have two curb cuts, like
25 if you're underneath the bridge and you head north,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 So that's basically your role tonight.
2 Your role is basically to review.

3 Obviously you're the board that has
4 prepared the document itself, but as I mentioned
5 before, the governing body would be the entity that
6 would adopt the document, because they would be
7 adopting it as a zoning ordinance.

8 As I mentioned initially, this will
9 serve as a zoning ordinance and take the place of the
10 current zoning of the property.

11 With that, I believe that's it, but,
12 again, I would be happy to go into my specific
13 details of the ordinance, itself. If any questions
14 -- if the board has any questions.

15 CHAIRWOMAN STAR: Any questions?

16 MR. KIM: What is the current width of
17 Grand Ave?

18 MR. KAUKER: I believe it's -- I know
19 when the traffic engineer looked at it, I believe he
20 said it was -- I think it's -- the ideal is 39 feet.
21 I believe that it's 30 feet currently, because I
22 think he said it was 9 feet short.

23 MR. KIM: So do they give the land to
24 the county, is that what happened?

25 MR. KAUKER: Well, it's a state road.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 you have the curb cut to the left that goes down to
2 the parking lot, then you have the liquor store, then
3 you have the other curb cut that goes down to, I
4 guess, that would be 21 and the gym over there.

5 So, basically, to the second curb cut,
6 that's how it would be widened.

7 MR. KAUKER: Well, according to the
8 measurement by the traffic engineer, it would come
9 pretty close to where the existing building is on
10 that property.

11 VICE CHAIRMAN AUFIERO: Okay.

12 MR. KAUKER: And, again, ultimately,
13 it's really up to what DOT wants, but the reason why
14 we're recommending it and it's in the plan is because
15 there's -- you know, Grand Avenue already has a
16 significant amount of traffic.

17 So, obviously, it seems prudent that an
18 additional lane would actually help that, especially
19 with a development that's occurring in that area.

20 VICE CHAIRMAN AUFIERO: Yeah, of
21 course, the wider the better.

22 Okay.

23 CHAIRWOMAN STAR: Any other questions
24 from the board?

25 MR. KIM: Will that affect the ability

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 to make a left turn out of that complex if it's an
 2 extra lane there?
 3 MR. KAUKER: Well, the final plans have
 4 not been submitted or completed yet, but it's my
 5 understanding that 15 Grand Avenue and 21 Grand
 6 Avenue are in negotiation to try to get a common
 7 ingress and egress that's going to be shared to the
 8 north between the two properties, so on the north
 9 side of 15 Grand.

10 It's my understanding that the
 11 southerly entrance which currently provides ingress
 12 and egress is going to remain.

13 MR. KIM: Okay.

14 MR. KANG: Are they going to put, like,
 15 a new traffic light or something?

16 MR. KAUKER: That would -- I don't
 17 know, but that would be a question for -- you know,
 18 that would be DOT's call.

19 And, again, we're going to have our
 20 traffic engineer take a look at this. These
 21 applications are also going to come to this board.
 22 So you're going to have an opportunity to review the
 23 application, the site development plan application
 24 and comment on it.

25 And at that time, too, you can have
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 specific reviews done by the traffic engineer, the
 2 Borough engineer and myself as well.

3 CHAIRWOMAN STAR: Okay.

4 Anyone else?

5 MS. TARABOCHIA: I have -- when you say
 6 that they're going to widen Grand Avenue, it's only
 7 going to be on the side where -- where the
 8 redevelopment area is, not on the other side of the
 9 street?

10 MR. KAUKER: Well, I mean, that's
 11 what's anticipated. I mean --

12 MS. TARABOCHIA: With the properties
 13 going --

14 MR. KAUKER: Both sides are -- yeah,
 15 both sides are deficient. I mean, I guess that's
 16 something if DOT looks at it. I mean, ultimately
 17 it's going to come down to what DOT feels is
 18 appropriate in the area.

19 If they think that there's enough
 20 traffic to warrant that, they're going to probably
 21 require it.

22 You know, in terms of, you know, I'm
 23 not a traffic engineer, but the traffic going in a
 24 southerly direction towards 46 at that point is
 25 probably a little bit worse than the traffic going

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 north at that point, because it basically comes to a
 2 chokepoint at that section.

3 So, you know, the traffic kind of gets
 4 a little congest -- excuse me -- congested at that
 5 area.

6 MR. J. PARK: Okay. So you're not a
 7 traffic engineer. I'm not a traffic engineer either,
 8 but were there any other designs or drawings will be
 9 provided in the future for us?

10 MR. KAUKER: Oh, yeah, you'll be
 11 provided with a full site plan with all the required
 12 documentation for your review.

13 MR. J. PARK: So based upon the drawing
 14 that I have received, it shows some stormwater
 15 collection system, you know, how it is designed, how
 16 the data is made and -- but it looks to me it is not
 17 satisfied to me.

18 MR. KAUKER: Well, I think you're kind
 19 of jumping the gun a little bit.

20 What -- and I know you did receive that
 21 application, but it's not going to be heard this
 22 evening. I did too. I really haven't had a chance
 23 to look at it yet.

24 But tonight, the purpose of this
 25 hearing -- it's not even a hearing, but is for you
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 guys to --

2 MS. TARABOCHIA: I mean, your
 3 presentation to us.

4 MR. KAUKER: Yeah.

5 MS. TARABOCHIA: The purpose of your
 6 presentation is only for the --

7 MR. KAUKER: Well, but your guys' role
 8 tonight is to review this and to make a
 9 recommendation to the governing body.

10 There will be a point in time when
 11 we're going to take a very detailed look at those
 12 plans.

13 That's why I suggested before when we
 14 do review this, that there's going to be a review
 15 done by the Borough engineer who is going to look
 16 into stormwater. And he's going to look into all
 17 those other things. The traffic engineer, who is
 18 going to look into parking, ingress and egress and so
 19 all that's going to be looked at.

20 MR. J. PARK: They are a qualified or
 21 licensed civil engineer for us?

22 MR. KAUKER: Oh, yes.

23 Yes, the Borough engineer right now is
 24 a professional engineer licensed in the State of New
 25 Jersey and so is the traffic engineer.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. NOH: Mr. Park, that particular
 2 application will be heard next month.
 3 MR. J. PARK: Okay.
 4 I heard you, but based upon the drawing
 5 they provided, I just raised the question, that's it.
 6 And not only that, you just mentioned a
 7 combination of the development with 15 Grand and
 8 21 Grand.
 9 MR. KAUKER: Well, they're not
 10 combined. They're two separate developments, but
 11 they are neighbors.
 12 MR. J. PARK: But the data should be
 13 pretty much combined together.
 14 MR. KAUKER: Well, no, they're two
 15 separate applications.
 16 MR. J. PARK: I understand.
 17 MR. KAUKER: So you're going to be
 18 reviewing both of them separately.
 19 MR. J. PARK: The stormwater, it will
 20 be drained down to the same -- same -- you know, same
 21 pipe or --
 22 MR. KAUKER: Yeah, I haven't reviewed
 23 it to the level of detail to see how they're going to
 24 accommodate the stormwater.
 25 But, again, that will be something that
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I guarantee you the Borough engineer will take a very
 2 close look at.
 3 MR. J. PARK: Yeah, for your reference,
 4 I'm just telling you that in Ridgefield there was a
 5 warehouse built, big warehouse built.
 6 They raised the ground about 7, 8 -- 7,
 7 8 feet, if I remember right.
 8 MR. KAUKER: Okay.
 9 MR. J. PARK: So our -- our site is
 10 much lower than them now, so expect a lot --
 11 MR. KAUKER: Yes, I haven't --
 12 MR. J. PARK: -- of problems in there.
 13 MR. KAUKER: I haven't looked at the
 14 grading, but I'm sure that the engineer is going to
 15 look at all that very carefully. Okay?
 16 I'll let him know that you're going to
 17 have a lot of questions for him.
 18 MR. J. PARK: It's just -- if this is
 19 just a preliminary and preliminary, and I'll see what
 20 you -- you bring up. Okay.
 21 MR. KAUKER: Okay.
 22 CHAIRWOMAN STAR: Anyone else from the
 23 board?
 24 MR. H. PARK: As a planner, what kind
 25 of benefit you can get this town from this
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 development?
 2 I want to hear your idea.
 3 MR. KAUKER: Sure.
 4 Well, the benefit to the town is it's
 5 actually helping to meet your affordable housing
 6 obligation, which is a requirement by the state.
 7 And it's redeveloping an area that is
 8 currently in -- in poor condition.
 9 So primarily you're aware that these
 10 developments occurred as a result of builder's remedy
 11 lawsuits that were filed against -- against the
 12 Borough.
 13 MR. H. PARK: What's the downside as
 14 you -- to you? If this gets --
 15 MR. KAUKER: Well, obviously we're
 16 going to try to mitigate impacts as -- as best as we
 17 can.
 18 As I said before, we try to do that by
 19 requesting that certain public improvements be made,
 20 as we talked about the road widening before, to try
 21 to, you know, alleviate or try to improve current
 22 traffic conditions and, you know, especially given
 23 the fact that we are having additional development in
 24 the area.
 25 MR. H. PARK: Yeah, because this area,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 as you know, is very congested and very --
 2 MR. KAUKER: It is, yeah, and -- and
 3 that's why I think coordinated, you know,
 4 improvements to certain public infrastructure, you
 5 know, such as the -- the roadways can help.
 6 You know, what we have here is
 7 essentially on older industrial area.
 8 It's kind of fallen in disrepair, to
 9 some respects there are a lot of buildings that are
 10 much older and not just these properties, but there
 11 are other properties all to the west of Grand Avenue.
 12 So, you know, it's -- it's kind of an
 13 opportunity for the Borough to take a look at this
 14 older aging area and then kind of reimagine, you
 15 know, newer development.
 16 I've seen it done in many other
 17 communities where, you know --
 18 MR. H. PARK: You know the idea is
 19 great --
 20 MR. KAUKER: Yeah.
 21 MR. H. PARK: -- but to me too much big
 22 building, too much people, congested in this area,
 23 that's my concern.
 24 MR. KAUKER: Yeah, I mean, again, those
 25 are -- - those are, you know, valid concerns, but
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 that's why when you develop the property, you try to
 2 make those improvements so it can accommodate it.
 3 You know, a lot of times, you know,
 4 additional density isn't a bad thing.
 5 A lot of times it -- it -- you know,
 6 it'll help recreate the area.
 7 I mean, one of the things in terms of
 8 the location, you know, if you look at it it's on the
 9 far west edge of Palisades Park.
 10 There's the county park that's there,
 11 there's the river. So, you know, it -- from a
 12 planning perspective it's a nice spot for that.
 13 Like I said, it's a good opportunity to
 14 re-envision something in that area.
 15 MR. H. PARK: And my concern is even
 16 though we approve, we have to make some
 17 standardization so that other developers -- some
 18 won't do some other, you know, wrong decision,
 19 because if you didn't correctly done this time, for
 20 the future it's going be based, you know what I mean?
 21 This has to be very, you know, concise
 22 and affordable along with using the community side so
 23 later on other developer has to do the similar thing,
 24 with the --

25 MR. KAUKER: Well --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. H. PARK: -- the issue.
 2 MR. KAUKER: -- well, another developer
 3 is not going to be able to do the same thing.
 4 I mean, this was part of a Builder's
 5 Remedy Lawsuit. So any -- any other zoning that
 6 would occur or redevelopment in the area would most
 7 likely not be to the scale and intensity of what --
 8 what you're seeing before you.
 9 MR. H. PARK: Okay.
 10 MS. TARABOCHIA: I have a -- regarding
 11 the bulk standards for the redevelopment area --
 12 MR. KAUKER: Uh-huh.
 13 MS. TARABOCHIA: These are the building
 14 requirement that are originally -- it's on page 8 of
 15 15 Grand, is that -- is that the standard for every
 16 place that's in a residential or a...
 17 MR. KAUKER: These requirements, if I
 18 understand the question correctly, are specifically
 19 for this development.
 20 MS. TARABOCHIA: Just this development.
 21 MR. KAUKER: Just this property.
 22 MS. TARABOCHIA: Doesn't apply to any
 23 other --
 24 MR. KAUKER: It does not, no.
 25 It's just -- it's just this site,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 that's it.
 2 MS. TARABOCHIA: Okay.
 3 And it would be the same for the other
 4 --
 5 MR. KAUKER: Yeah, although the
 6 requirements are separate -- are different --
 7 MS. TARABOCHIA: Are different.
 8 MR. KAUKER: But yes, it's the same
 9 thing.
 10 The redevelopment plan, which we'll go
 11 over in a minute for 21 Grand, is just for that site.
 12 MS. TARABOCHIA: Now, who -- who came
 13 up with these setbacks and these --
 14 MR. KAUKER: This was --
 15 MS. TARABOCHIA: -- these requirements.
 16 MR. KAUKER: -- basically between --
 17 negotiations between the developer and the Borough,
 18 this is what we agreed upon in the settlement
 19 agreement, in terms of what was being proposed and --
 20 and what the setbacks for those developments were.
 21 MS. TARABOCHIA: And as a planner, do
 22 you feel that these are strong beneficial guidelines
 23 for this application?
 24 MR. KAUKER: Yeah, I mean, they're --
 25 they're -- they're appropriate in the -- in the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 context of the development.
 2 I mean, this building especially if you
 3 look at it, as I said before, it's located on the
 4 extreme westerly portion of the Borough, it's
 5 adjacent to 46.
 6 It's going to be adjacent to another
 7 multiple family development.
 8 You have the driving range to the other
 9 side and across Grand Avenue there are also some
 10 other multiple family developments.
 11 And it's kind of typical in -- in a
 12 little bit more -- I wouldn't necessary call this an
 13 urban setting, but it's not necessarily suburban
 14 either, but a lot of time when you see codes
 15 nowadays, especially with, like, form based codes you
 16 see are pretty popular these days, in these type of
 17 areas, they do have setbacks where they kind of
 18 encourage buildings to be set closer to the street,
 19 you know, just to provide a -- try to create a
 20 streetscape in the area.
 21 MR. KANG: Michael?
 22 MR. KAUKER: Yes, sir.
 23 MR. KANG: Okay. 15 Grand and
 24 21 Grand, we can talk about those, but I think in the
 25 near future there might be other similar projects

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 coming to the area.
 2 MR. KAUKER: Yes.
 3 MR. KANG: There's an old garage door
 4 factory --
 5 MR. KAUKER: Yes.
 6
 7 MR. KANG: On the other end --
 8 MR. KAUKER: Yes, on the other side of
 9 the street, right.
 10 MR. KANG: On the other side.
 11 MR. KAUKER: Right. Right.
 12 MR. KANG: That's another possible
 13 location.
 14 MR. KAUKER: It is, yes.
 15 MR. KANG: Yeah.
 16 And I also know there are some
 17 development -- development plan of Commercial Avenue.
 18 That's what I --
 19 MR. KAUKER: To the -- to the north?
 20 MR. KANG: Yes, which is about two,
 21 three blocks north.
 22 Then it's going to create a lot of
 23 traffic issues in the area. I mean it --
 24 MR. KAUKER: Yeah, like I said, any
 25 other development efforts, whether they're
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 redevelopment or whatever they may be, we would be
 2 requesting, obviously improvements to Grand Avenue to
 3 try to facilitate traffic.
 4 I mean, I think that -- that would only
 5 be appropriate.
 6 So, obviously, any development that --
 7 you know, we're -- these particular developments are
 8 a little bit different, as I said, because they were
 9 part of a developer's -- Builder's Remedy Lawsuit.
 10 So the Borough doesn't have as much,
 11 you know --
 12 MR. KANG: We don't have a choice.
 13 MR. KAUKER: Choice, yeah, with respect
 14 to these developments.
 15 But anything else that came in on its
 16 own volition, the Borough would have a lot more input
 17 on how those developments would be.
 18 MR. KANG: And especially with this --
 19 this section of town we have already one way to get
 20 out. The other side is like New Jersey Turnpike and
 21 the river and everything so like --
 22 MR. KAUKER: Right.
 23 MR. KANG: -- it's like dead ends.
 24 MR. KAUKER: Right, right.
 25 Yeah, Grand Avenue is the only, you
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 know --
 2 MR. KANG: Yeah.
 3 MR. KAUKER: -- main thoroughfare in the
 4 area.
 5 MR. KANG: Yeah, it's narrow and we
 6 don't have much chance to expand it.
 7 MR. KAUKER: That is correct.
 8 That's why -- you know, that's why
 9 we're really recommending the widening, so hopefully
 10 they can put another lane in there which would
 11 have -- you know, hopefully reduce some of that
 12 traffic burden in the area.
 13 CHAIRWOMAN STAR: Anyone else on the
 14 board?
 15 MS. TARABOCHIA: Do you feel that way
 16 -- the -- the widening of Grand Avenue and then it's
 17 15 and then there's 21 and some other several lots
 18 that are some commercial buildings and may have also
 19 redeveloped in the future because some of them are
 20 empty, some of them, you know, that there's no
 21 building on it and --
 22 MR. KAUKER: Right.
 23 MS. TARABOCHIA: -- so do you feel that
 24 -- that that roadway can actually flow a good portion
 25 down to eliminate traffic proposal --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: Well, I --
 2 MS. TARABOCHIA: -- like this remedy can
 3 -- can give guidance.
 4 MR. KAUKER: It -- it could, yeah. I
 5 mean, again the redevelopment--
 6 MS. TARABOCHIA: For future --
 7 MR. KAUKER: -- the redevelopment --
 8 MS. TARABOCHIA: -- for future the
 9 redevelopment.
 10 MR. KAUKER: The redevelopment plan at
 11 this point is only for those two properties and,
 12 again, this is the most critical point, I think, in
 13 my opinion, because as I mentioned before, it's kind
 14 of like chokepoint.
 15 MS. TARABOCHIA: Uh-huh.
 16 MR. KAUKER: It would be -- it's better
 17 to have it open up as you go into 46 --
 18 MS. TARABOCHIA: Uh-huh.
 19 MR. KAUKER: -- then be the opposite way
 20 where it's open prior to that and then narrows.
 21 MS. TARABOCHIA: Do you feel that it
 22 would be even more so?
 23 MR. KAUKER: Wider?
 24 MS. TARABOCHIA: Just like the
 25 sidewalk --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: Oh, you mean, going --
 2 yeah, hopefully there's enough room --
 3 MS. TARABOCHIA: You know because you
 4 do --
 5 (Simultaneous Speaking.)
 6 MR. KAUKER: I think there will be
 7 enough room to provide sidewalks.
 8 Like I said before, if you have
 9 39 feet, according to the traffic engineer, that's
 10 enough to provide two lanes. And it should be enough
 11 to provide a sidewalk as well.
 12 Obviously, sidewalk, street trees in
 13 the area I think are important --
 14 MS. TARABOCHIA: Uh-huh.
 15 MR. KAUKER: -- you know, but I believe
 16 that the traffic engineer was also going to do a
 17 study in the area --
 18 MS. TARABOCHIA: Uh-huh.
 19 MR. KAUKER: -- so --
 20 MS. TARABOCHIA: Before their input --
 21 the drawings are implemented, required, and...
 22 MR. KAUKER: Right, and they're going
 23 to provide a landscaping plan as well.
 24 And, obviously, if the board has any
 25 comments with respect to, like, landscaping along the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 property line, that's really your purview when you
 2 review the site development plan.
 3 MS. TARABOCHIA: I know this is what
 4 we're, like, somewhat guided to and --
 5 MR. KAUKER: Yeah.
 6 MS. TARABOCHIA: -- and -- and geared
 7 to what we need to review and find it acceptable, but
 8 if for some reason when the development application
 9 drawings come to the -- before the board and asking
 10 for -- can we make it less restricted -- not less
 11 restricted, less -- how would I say it?
 12 You can increase the requirement, the
 13 variance or -- or like the feet that goes from the
 14 street line and the setback.
 15 MR. KAUKER: You mean, increase the
 16 width of the --
 17 MS. TARABOCHIA: Yes.
 18 MR. KAUKER: -- street?
 19 MS. TARABOCHIA: No, increase the
 20 project, like, you know, is it going to go to the
 21 full length of what you say, 17-foot setback?
 22 MR. KAUKER: Oh, you mean --
 23 MS. TARABOCHIA: Do you have -- would
 24 we have an option --
 25 MR. KAUKER: Well --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TARABOCHIA: -- to approve or do we
 2 have to go by what's here?
 3 MR. KAUKER: No, you mean --
 4 MS. TARABOCHIA: Like your setbacks.
 5 MR. KAUKER: The front yard setback is,
 6 let's say, 20 feet.
 7 MS. TARABOCHIA: Front.
 8 MR. KAUKER: So do you mean can they be
 9 15 feet?
 10 MS. TARABOCHIA: Twenty-two, 22 feet?
 11 MR. KAUKER: Oh, 20 -- yeah, they
 12 could. They could reduce it. They just can't
 13 increase it.
 14 MS. TARABOCHIA: Uh-huh.
 15 MR. KAUKER: Yeah. That's the -- that
 16 is the -- the maximum --
 17 MS. TARABOCHIA: Uh-huh.
 18 MR. KAUKER: -- 20 feet, in that
 19 instance.
 20 MS. TARABOCHIA: Okay.
 21 MR. KAUKER: So they can't exceed it.
 22 I mean, if -- if for whatever reason design
 23 considerations they said, you know what, we don't
 24 need to be 20 feet, we can be 22 feet, that's --
 25 that's fine.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TARABOCHIA: Yeah, that's fine.
 2 MR. KAUKER: Yeah.
 3 CHAIRWOMAN STAR: Okay. Anyone else
 4 from the board?
 5 MR. NOH: Michael, you might have
 6 covered it, but part of it maybe has to do with
 7 whether this is -- this redevelopment plan is
 8 consistent with our Master Plan.
 9 Would you be able to go over that with
 10 the planning board?
 11 MR. KAUKER: Yes, I talked about that
 12 before when I talked about the Housing Element and
 13 Fair Share Plan and also the Master Plan in terms of
 14 the goal -- excuse me -- the goals and objectives
 15 regarding providing additional housing opportunities
 16 for the COAH affordable housing and also
 17 revitalizing, I think, older industrial areas.
 18 And I believe there was one other when
 19 I looked at it.
 20 So, yeah, on page 12 of the report
 21 there's a consistency review with the 2023 Master
 22 Plan Reexamination Report and then also the 2024 Land
 23 Use Plan Element Amendment, which this board reviewed
 24 and approved.
 25 So as you'll see there, it's consistent

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 with a number of the goals and objectives of those
 2 documents.
 3 CHAIRWOMAN STAR: Okay.
 4 MR. NOH: Questions?
 5 CHAIRWOMAN STAR: Are there any other
 6 questions?
 7 MR. J. PARK: No, just the 21 Grand, I
 8 don't know, this cover -- of course it does not cover
 9 everything, but --
 10 MR. KAUKER: Well, I think we're going
 11 to go over 21 Grand.
 12 We're doing them both separately, so--
 13 MR. J. PARK: Yeah.
 14 MR. KAUKER: -- we're going to go over
 15 that.
 16 MR. J. PARK: I just received it
 17 tonight.
 18 CHAIRWOMAN STAR: Yeah.
 19 MR. KAUKER: Yes.
 20 CHAIRWOMAN STAR: Any other questions
 21 from the board?
 22 (No Response.)
 23 CHAIRWOMAN STAR: All right. If not,
 24 we'll open it to the public.
 25 Does anyone -- yes, sir.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. CHO: I think I missed this, but --
 2 MR. NOH: Sir? You have to please
 3 state your name, sir?
 4 MR. CHO: Michael Cho.
 5 MR. NOH: And address.
 6 MR. CHO: 33A West Ruby Avenue.
 7 MR. NOH: Thank you.
 8 MR. CHO: I missed this, but you were
 9 talking about traffic lights here, I think.
 10 Was there any mention of traffic lights
 11 --
 12 MR. KAUKER: There was a question
 13 whether or not there would be additional traffic
 14 lights and I don't know the answer to that question.
 15 That would probably be, you know, DOT would make that
 16 determination.
 17 MR. CHO: Just I use the gym right
 18 there because I live on Ruby --
 19 MR. KAUKER: Okay.
 20 MR. CHO: -- so like it would be nice
 21 if there was a traffic light there.
 22 MR. KAUKER: Yeah, that's -- that's a
 23 determination for DOT.
 24 MR. CHO: Would -- would that like --
 25 how do they figure that out? Is that like number of
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 people that live there that move -- that like --
 2 MR. KAUKER: I think it's based upon --
 3 MR. CHO: -- drive by?
 4 MR. KAUKER: -- total traffic on the
 5 roadway and they have -- you know, again, as I said,
 6 I'm not an expert in traffic engineering, but DOT
 7 reviews certain criteria and standards and then they
 8 would make that determination.
 9 CHAIRWOMAN STAR: Anyone else from the
 10 public?
 11 Yes, sir?
 12 MR. RUBENSTEIN: I have a procedural
 13 question, if I might?
 14 CHAIRWOMAN STAR: Your name first?
 15 MR. RUBENSTEIN: I'm sorry.
 16 CHAIRWOMAN STAR: Your name?
 17 MR. RUBENSTEIN: Oh, I'm sorry, Neil
 18 Rubinstein, 462 11th Street in Palisades Park.
 19 This plan is a result of the builder's
 20 remedy?
 21 MR. KAUKER: That's correct.
 22 MR. RUBENSTEIN: All right. There are
 23 other builder's remedies that will come before this
 24 board later.
 25 Actually, some of which you have been
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 involved with tonight --
 2 MR. KAUKER: Yes.
 3 MR. RUBENSTEIN: -- 450 --
 4 MR. KAUKER: Do you mean before the
 5 board to review for a site plan application or --
 6 MR. RUBENSTEIN: I'm just trying to
 7 understand something, because I don't have an
 8 attorney here.
 9 MR. KAUKER: Sure.
 10 MR. RUBENSTEIN: I can't figure this
 11 out.
 12 This, what you're doing here, bypassed
 13 the zoning board; is that not correct?
 14 MR. KAUKER: Well, no, none of these
 15 applications will go to the zoning board, but --
 16 MR. RUBENSTEIN: Did they -- did they
 17 go to the zoning board previously or were they about
 18 to?
 19 MR. KAUKER: No, 15 -- 15 Grand did
 20 have an application to the zoning board --
 21 MR. RUBENSTEIN: But --
 22 MR. KAUKER: -- a number of years ago.
 23 MR. RUBENSTEIN: All right. But I'm
 24 sorry if I'm confusing things.
 25 What I'm trying to understand is
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 whether this board is the group that has the final
2 say, even though the governing body has been -- has
3 agreed or is forced to agree to change the -- the
4 zoning.

5 MR. KAUKER: The zoning, right.

6 MR. RUBENSTEIN: All right?

7 So will that same thing happen with
8 other properties that have had their zoning changed
9 as a result of the builder's remedy?

10 In other words, are you folks going to
11 be the folks who make the decisions on -- on building
12 plans for a -- for a site.

13 MR. KAUKER: The quick answer is, yes.

14 MR. RUBENSTEIN: Yes.

15 MR. KAUKER: After -- we're in a
16 different stage right now and --

17 MR. RUBENSTEIN: I understand that, but
18 in other words, I've spent -- just parenthetically
19 I've spent thousands and thousands of dollars at the
20 zoning board for something else, which has now been
21 completely bypassed by the builder's remedy.

22 And I just don't know whether I need to
23 get an attorney or whether there is further --
24 further review of whatever had been -- what is being
25 proposed previously on this other site, which is

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 parenthetically 450 Edsall, which I think you
2 reviewed.

3 MR. KAUKER: That's going to be an area
4 in need of rehabilitation, which --

5 MR. RUBENSTEIN: But, again, I have
6 comments about that.

7 But you've answered my question and I
8 thank you for that.

9 Unless you have some comments for me in
10 regard to what I'm saying. No?

11 All right, thank you.

12 CHAIRWOMAN STAR: Okay.

13 Anyone else from the public?

14 (No Response.)

15 CHAIRWOMAN STAR: Okay.

16 We'll close that portion.

17 And -- okay. So the board has passed a
18 resolution recommending to the governing body that
19 the plan be adopted and further recommend the
20 governing body to adopt a redevelopment plan by
21 ordinance. Okay?

22 MR. NOH: Motion to accept.

23 CHAIRWOMAN STAR: Motion to accept.

24 MR. J. PARK: Accept what?

25 MR. NOH: We are trying to accept the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 -- pass a resolution for the board to recommend to
2 the governing body that the plan we just went over
3 has been adopted, and further recommend to the
4 governing body to adopt the redevelopment plan by
5 ordinance, pass an ordinance.

6 MR. KANG: I'll make a motion to adopt.

7 CHAIRWOMAN STAR: Thank you.
8 Second?

9 VICE CHAIRMAN AUFIERO: I'll second.

10 MS. HANRAHAN: Star?

11 CHAIRWOMAN STAR: Yes.

12 MS. HANRAHAN: Aufiero?

13 VICE CHAIRMAN AUFIERO: Yes.

14 MS. HANRAHAN: Tarbochia?

15 MS. TARABOCCHIA: Yes.

16 MS. HANRAHAN: Park?

17 MR. J. PARK: Yes.

18 MS. HANRAHAN: Kang?

19 MR. KANG: Yes.

20 MS. HANRAHAN: Han?

21 MR. HAN: Yes.

22 MS. HANRAHAN: Kim?

23 MR. KIM: Yes.

24 MS. HANRAHAN: And Park?

25 MR. H. PARK: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRWOMAN STAR: Okay.
2 So we're finished with that.
3 Now we have Block 505, Lot 1, also
4 known as 21 Grand Avenue.

5 MR. KAUKER: Thank you.

6 So with respect to 21 Grand Avenue, the
7 redevelopment plans are somewhat similar, you know,
8 with the general requirements with the exception of
9 the specific bulk standards for the specific
10 developments.

11 What I will point out is just right off
12 the bat, the use requirements are the same.

13 So the uses permitted on 15 Grand are
14 also permitted in 21 Grand and the thought was to
15 keep that consistent because it's in the same area.

16 With respect to the -- or the
17 redevelopment plan, as you mentioned, it's for
18 21 Grand Avenue.

19 It's identified as Block 505, Lot 1 in
20 the Borough's tax records. It has a lot area -- now
21 it's stated as 6.2 acres, but it might be a little
22 bit less than that.

23 And, again, it was similar to the other
24 one, it was designated as non-condemnation area in
25 need of redevelopment again on April 28th, 2025.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

61

1 And it's prepared --
2 (Audience Speaking.)
3 THE COURT REPORTER: One second, it's
4 hard to understand with the people talking.
5 CHAIRWOMAN STAR: You have to be quiet,
6 because other people cannot hear what's going on.
7 (Audience Speaking.)
8 CHAIRWOMAN STAR: Thank you.
9 MR. KAUKER: And as I was saying, it's,
10 again, prepared in accordance with the local
11 redevelopment and housing law.
12 Similar to the other development, this
13 is going to be ultimately a mixed-use development
14 consisting of multi-family residential,
15 commercial/retail uses. I don't know if the
16 complete, you know, use -- uses on the -- or tenant
17 is set for this property yet, but I know from
18 discussions previously that it's going to be retail
19 stores, restaurants and those types of things.
20 There are going to be 510 residential
21 units on the property, 408 will be market-rate units
22 and 102 will be affordable units. And, again, that's
23 at 20 percent set aside.
24 There's going to be a gross of 175,000
25 square feet of commercial space, net of 153,000.
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

62

1 One thing I just did want to point out
2 is that we've had some discussions with the property
3 owners and their representatives and the
4 redevelopment plan that is before you tonight will be
5 modified slightly with respect to some of the
6 language, which I think this may be an appropriate
7 time to go over that language.
8 I just want to make sure that we get
9 this on the record.
10 MS. TARABOCHIA: Before you start, can
11 I just ask one question?
12 MR. KAUKER: Yes, you can.
13 MS. TARABOCHIA: On page 8 on this
14 report --
15 MR. KAUKER: Yes.
16 MS. TARABOCHIA: It says:
17 "Building requirement setback, front,
18 side, left, rear," all zero.
19 MR. KAUKER: Yeah, they're all zero,
20 zero foot setbacks.
21 MS. TARABOCHIA: Why?
22 MR. KAUKER: Because of the property.
23 I mean, if you -- if you look at the property itself,
24 not all of the building is going to be directly on
25 the property line, but because of the change in
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

63

1 grade, you're going to have portions of the building
2 that may -- you know, there's going to be a parking
3 structure below, which is going to be zero feet from
4 the property line to the rear of the structure or to
5 the rear of the property.
6 If you kind of look at the photo on the
7 cover page, that's a -- that's a graphical
8 representation of what the building may look like.
9 So you'll -- I'm not going to speak for
10 the applicant, but what they've tried to kind of
11 design is buildings that, although they are taller
12 than the other buildings in the area, but they kind
13 of provide a lot of light, air and open space. You
14 can see between the buildings.
15 And you can see that they're --
16 although they're zero foot setbacks that are
17 presented in -- in the redevelopment plan, those are
18 to accommodate certain things like parking structures
19 that are below the building and other types of
20 structures on the building, itself.
21 So if you recall, I was talking before
22 about the form-based code ordinances and they -- a
23 lot of those in this instance try to -- they try to
24 create a streetscape where you have buildings that
25 front more on the street than where you have
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

64

1 buildings that are -- some are set back, like, maybe
2 30 feet, others are set closer, so you try to create
3 a uniform streetscape.
4 So that's kind of what they intended to
5 do here, but, yes, you're correct and I'll go over
6 those --
7 MS. TARABOCHIA: I thought maybe it was
8 a typo.
9 MR. KAUKER: -- yeah, more.
10 It's not a typo. There is zero foot
11 setbacks for those specific requirements.
12 But, you know what, let me just finish
13 going through the review first and then I'll go
14 through the changes that I -- that I did talk about.
15 Again, with respect to -- similar to
16 the last application, the redevelopment plan is
17 intended to supercede the zoning regulations that
18 exist for the property currently. They permit a wide
19 variety of uses again, and if you want to look at all
20 the uses, they begin on page 6, I believe. And
21 they've tried -- we've tried to incorporate, you
22 know, a number of uses in the area. So there is no
23 -- you know, so it's clear as to what -- what would
24 be permitted in this area, but, again, they're
25 generally retail-type uses, restaurant uses,
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

1 residential, multiple family uses, but there are a
 2 wide range of uses that are permitted in the
 3 redevelopment area similar to the other one.
 4 With respect to this building, the
 5 height of the building, the maximum height is going
 6 to be 225 feet excluding mechanicals.
 7 The coverage I'll go over in a minute
 8 because that was one of the changes for the property
 9 itself.
 10 Parking is going to be 700 spaces.
 11 Those will be shared between the commercial and the
 12 residential component. It consists of a mix of
 13 bedrooms, again, that are consistent with the UHAC,
 14 the Uniform Housing Affordability Controls Act and,
 15 again, there are also a number of design features
 16 that are included in the plan. And I believe those
 17 begin on page 8 where they look at the bulk and
 18 design standards, then they get into signage.
 19 Again, with this application, we would
 20 request that -- this is one of the amendments too
 21 that wasn't originally in there, but we're going to
 22 make a change to the plan that when an application is
 23 submitted, a master signage plan is submitted along
 24 with that. So that the board knows exactly what is
 25 being proposed in terms of signage.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 There's going to be roof amenities,
 2 outdoor amenity spaces, landscaping, lighting
 3 requirements. There are requirements for loading,
 4 trash and recycling. Some of those are going to be
 5 amended too, which I'll go over in a minute.
 6 Then with respect to the plan itself,
 7 similar to the last application, we did a review for
 8 consistency which is one of the tasks of the planning
 9 board, as I mentioned earlier tonight, to ensure that
 10 it's consistent with the Master Plan.
 11 So based upon my review, this would be
 12 consistent with the Master Plan Reexamination in
 13 2023, with the Land Use Plan Element and the Housing
 14 Element and Fair Share Plan.
 15 Again, as I said before, primary goal
 16 of those documents is to provide a variety of housing
 17 types in the Borough and specifically provide for
 18 affordable housing.
 19 Again, this is another one of the
 20 builder's remedy lawsuits and they're going to be
 21 providing, I believe I said, it's 102 affordable
 22 units on the site.
 23 So in my opinion, this is consistent
 24 with the Master Plan Reexamination Report, the Land
 25 Use Plan and obviously the Housing Element and Fair

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Share Plan.
 2 It's also consistent, similar to the
 3 last application, with Smart Growth principles, the
 4 State Development and Redevelopment Plan. Again,
 5 this is in the PA-1, Planning Area 1 Zone in the
 6 community -- in the state.
 7 I mentioned there'll be no condemnation
 8 with respect to this application. The developer owns
 9 the property, so there will be no need to acquire any
 10 property with respect to the application.
 11 And we do have the same requirements in
 12 terms of the public amenities, in terms of road
 13 widening, which we discussed before and other
 14 improvements.
 15 Now, as I mentioned before, there are
 16 going to be some modifications to the redevelopment
 17 plan, which for the record I'm going to go over at
 18 this point.
 19 So with respect to the commercial
 20 space, as I mentioned before, there's net commercial
 21 space and gross commercial space. There -- so we're
 22 changing -- right now the plan, I believe, indicates
 23 that there's 153,000 square feet, that's net space.
 24 We're going to change that to 175,000 square feet.
 25 So the development, the redevelopment

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 plan recognizes the gross square footage of the
 2 commercial space and the development.
 3 I mentioned the building coverage. The
 4 building coverage language is going to be changed to
 5 building coverage permitted at 100 percent at average
 6 grade and 65 percent at 50 feet above average grade.
 7 So I know that's somewhat a little bit
 8 confusing, but the way that it was explained, and my
 9 understanding was it's typically when you have
 10 building coverage, it's on the ground, so it's at
 11 grade anything on the ground, but because of the
 12 change in topography on this site and the design of
 13 the building, they wanted to make sure they provided
 14 appropriate light, air and open space and appropriate
 15 setbacks the further you go up. So that's why they
 16 have that 65 percent setback, 50 feet and above,
 17 instead of going what may be typically done in this
 18 situation where sometimes they'll say when you get
 19 over the 5th story or 10th story, whatever it might,
 20 you need to set the building back a certain distance.
 21 So basically they reduced the coverage
 22 in that area. So 50 feet above grade is measured
 23 from Grand Avenue. It's going to be reduced to about
 24 65 percent, the building area.
 25 So that's what that talks -- speaks to.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 They're going to be adding an
2 additional use to the accessory uses, which is a
3 swimming pool.

4 They're going to be modifying the
5 parking -- the bike parking requirement for the
6 commercial space to 0.1 space per 10,000 square feet.
7 No change to the residential. I believe if I
8 calculated it correctly, the residential, I think,
9 was something like 100 -- 125 parking spaces for
10 bikes, which to me sounds sufficient.

11 Signage, as I mentioned before, there's
12 going to be an additional clarification that's added
13 to that section. It's going to indicate that
14 building identification signs consistent with the
15 scale of the building are permitted. And then we're
16 going to add the provision regarding master signage
17 plan.

18 So we're going to add a provision that
19 a master sign plan be submitted to the board for
20 review in the site plan.

21 So basically when you get the site
22 development plan, you're going to get a sign plan too
23 that's going to indicate the type of sign, the
24 location, the size, the colors, the materials, and
25 all that kind of stuff.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 And then with respect to roadway
2 improvements, there was a provision with respect to
3 -- and I think I have a typo here. So I just want to
4 make sure I have this accurate.

5 If you look at understand "Public
6 Improvements," the section on road widening, quite --
7 so ignore the document that I had given you, which
8 was the e-mail, under "Roadway Improvements," you can
9 just delete that.

10 So if you look on page 15, the only
11 change that's going to be made to that section is if
12 you look at the second sentence, the word
13 "coordinated" is going to be eliminated and the
14 sentence is going to begin with "improvements."

15 So it's going to say:
16 "Improvements are necessary to bring
17 the roadway up to appropriate standards."
18 Water and sewer, we're going to add the
19 following language:

20 "If required" --
21 "If required, subject to the
22 appropriate authority having jurisdiction."

23 With respect to public spaces we're
24 going to strike playground and fitness stations. The
25 developer indicated that the current design has a

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Landscaping, the applicant or the
2 developer requested some additional language with
3 respect to landscaping. As follows: Design of the
4 landscaping plan is generally suggested in the
5 conceptual renderings. The landscaping plan will be
6 submitted as part of the site plan approval process.

7 And, again, you'll have the ability to
8 review that document. The landscaping plan does not
9 require buffering to the property line or other uses.
10 Landscaping may be provided through a variety of
11 options consistent with the architectural aesthetics
12 of the property.

13 Lighting, the following is going to be
14 added, notwithstanding the above: Lighting required
15 for safe vehicular and pedestrian access to adjoining
16 properties is permitted. Streetscape, the language
17 will be changed to sidewalks in the right-of-way
18 shall be constructed consistent with the standards of
19 the applicable entity having jurisdiction including
20 the Borough of Palisades Park, Bergen County or
21 NJ DOT.

22 Street trees and lighting detail shall
23 be provided in the right-of-way where appropriate and
24 in conjunction with the Borough of Palisades Park
25 Shade Tree Commission or Borough engineer.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 rooftop playground and a fitness center, but it's not
2 open to the public.

3 And at this time those are the changes
4 and amendments that will be made to this document
5 that's before you currently.

6 So, again, as with the last
7 application, this application -- not application, but
8 the redevelopment plan is before the board for your
9 recommendation and referral to the governing body who
10 would adopt the redevelopment plan as an ordinance.

11 CHAIRWOMAN STAR: I have a question.
12 MR. KAUKER: Yup.

13 CHAIRWOMAN STAR: Obviously there will
14 be a tremendous influx of people coming into the
15 town.

16 MR. KAUKER: Right.
17 CHAIRWOMAN STAR: Has anyone given any
18 thought to how this is going to impact the schools?

19 MR. KAUKER: Well, unfortunately you
20 can't really review this type of application related
21 to schools. They -- I mean, the -- historically, the
22 Mount Laurel decisions have said that you can't
23 discriminate against school children, so reviewing an
24 application based upon whether or not it will
25 generate school children is -- is technically not

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 appropriate.

2 I can tell you from my experience that
3 a number of these are going to be one-, two-bedroom
4 and some three-bedroom units, they typically don't
5 generate a lot of school children, but, you know --
6 you know the courts have said, I believe there's a
7 court case, although I don't remember the name of it,
8 but I -- but I know that the state has been clear,
9 you know, that you can't prejudice an application
10 based upon school children being generated by that
11 development.

12 CHAIRWOMAN STAR: No, I mean -- what
13 I'm saying is to -- where are they going to put --
14 where are these kids going to go to school? It's --

15 MR. KAUKER: Yeah.

16 CHAIRWOMAN STAR: The schools are
17 packed right now.

18 MR. KAUKER: Yup.

19 CHAIRWOMAN STAR: There should be some
20 kind of a plan to maybe --

21 MR. KAUKER: Well, yeah, but the --

22 CHAIRWOMAN STAR: -- build a school.

23 MR. KAUKER: -- the Borough can do that
24 on -- that on its own.

25 CHAIRWOMAN STAR: Yeah.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MR. KAUKER: I mean, yes, it probably
2 would be prudent for the Borough to say, look, we
3 could be generating X number of school children.
4 That wouldn't be something that's on the applicant or
5 the developer, that would be something that the
6 Borough would do.

7 So that -- I mean, if that's your --

8 CHAIRWOMAN STAR: But that should be
9 something --

10 MR. KAUKER: Yeah, you could --

11 CHAIRWOMAN STAR: -- for consideration.

12 MR. KAUKER: -- you could make that
13 recommendation to the governing body that, you know,
14 you could say that we should take a look at the
15 school system to see how they may absorb these
16 students.

17 CHAIRWOMAN STAR: Yeah. Okay.

18 MR. KAUKER: You know, that's
19 definitely something that can be done and it's
20 probably prudent that the Borough take a look at
21 those things.

22 But what I'm saying is you can't deny
23 an application or exclude a development because it's
24 going to generate --

25 CHAIRWOMAN STAR: No, I'm not. I'm not

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 saying that.

2 MR. KAUKER: Yeah.

3 CHAIRWOMAN STAR: I'm just saying --

4 MR. KAUKER: Yeah, it's a good --

5 CHAIRWOMAN STAR: That has to be taken
6 into --

7 MR. KAUKER: -- it's a good question.

8 CHAIRWOMAN STAR: -- that has to be
9 taken into consideration --

10 MR. KAUKER: Yeah, it's a very good
11 point.

12 CHAIRWOMAN STAR: -- make, you know,
13 some kind of a recommendation for these kids to --

14 MR. KAUKER: Yeah.

15 CHAIRWOMAN STAR: -- to have a room for
16 them to go there.

17 MR. KAUKER: I mean, what we can do is

18 -- I mean, there is a data that's out there that

19 Rutgers, the Center for Policy Research puts out,

20 that basically has metrics that looks at school

21 children that are generated from specific
22 developments.

23 So, you know, if the planning board
24 wants, we could -- we could do that analysis for you
25 guys.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 CHAIRWOMAN STAR: Yeah, I think that's
2 important.

3 MR. J. PARK: Let them build their own
4 school.

5 CHAIRWOMAN STAR: I'm sorry?

6 MR. J. PARK: Let them build their own
7 school.

8 CHAIRWOMAN STAR: Yeah.

9 MR. KAUKER: You know, use for future
10 planning purposes, I think that's a smart idea.

11 CHAIRWOMAN STAR: Yes.

12 MR. KAUKER: But like I said before, I
13 just want to be clear and I know -- I know you know,
14 but you can't use that and say, oh, well, this is
15 going to generate a certain number of school
16 children, so, you know, we're not going to approve
17 the project or whatever --

18 CHAIRWOMAN STAR: Oh, no. No, that
19 wasn't -- that didn't even come to mind.

20 MR. KAUKER: Yeah, I know, I know.

21 Know.

22 CHAIRWOMAN STAR: It's just...

23 VICE CHAIRMAN AUFIERO: Could we get
24 that data sent to us?

25 MR. KAUKER: Yeah, it's -- it's public

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 data. I can send it to you if you...

2 VICE CHAIRMAN AUFIERO: All right.

3 MR. KAUKER: Yeah.

4 It's -- it's the Rutgers Center for

5 Policy Research as -- I'm trying to remember the last

6 time they prepared it. I'd have to take a look, but

7 they do -- they have the data basically and they

8 break it down to different types of units. And they

9 also break it down into market-rate, affordable.

10 They break it down by bedroom, so one-, two-,

11 three-bedrooms. So you can get a --

12 MR. H. PARK: So normally how many

13 housing are we talking about here?

14 MR. KAUKER: Well, this one is, as I

15 said, it's 510 total units.

16 CHAIRWOMAN STAR: Plus the other one.

17 MR. KAUKER: Plus the other one, yeah.

18 And, again, these are smaller apartment

19 units. So we do -- we do indicate the size of the

20 units.

21 So they're going to be studios -- let

22 me just take a look at the plan where we have that.

23 I believe -- I believe we have that information in

24 here.

25 MS. TARABOCHIA: I believe we talked

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 about the schools in the beginning when we had the

2 initial...

3 CHAIRWOMAN STAR: Oh, really? I don't

4 remember.

5 MS. TARABOCHIA: Not as detailed, we

6 were worried about --

7 CHAIRWOMAN STAR: Yeah.

8 MS. TARABOCHIA: -- the influx of the

9 additional students.

10 CHAIRWOMAN STAR: Yes, and that's a

11 very important --

12 MS. TARABOCHIA: To our -- to your

13 overcrowded -- our overcrowded school system as it

14 is.

15 MR. H. PARK: Currently there is a

16 house who somebody occupied and they have five kids

17 to our school.

18 MR. KAUKER: Okay.

19 MR. H. PARK: Not only five, some

20 houses has eight -- eight kids.

21 CHAIRWOMAN STAR: Yeah.

22 MR. KAUKER: So I -- I found that

23 information. They're going to be a mix of studio,

24 one-bedroom and two-bedroom units.

25 Studios will be 400 square feet. And

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 these are for the market-rate units. The

2 one-bedrooms will be 600 square feet and the

3 two-bedrooms will be 850. So not -- not overly large

4 units.

5 MS. TARABOCHIA: Very small.

6 CHAIRWOMAN STAR: Very small.

7 MR. KAUKER: Yeah.

8 So those would have a tenancy to

9 probably generate fewer school children --

10 CHAIRWOMAN STAR: Yes.

11 MR. KAUKER: -- than, you know, a larger

12 --

13 CHAIRWOMAN STAR: Well, if they have

14 two -- they have two bedrooms, they can accommodate a

15 couple of kids.

16 MR. KAUKER: Yeah, I mean, two-bedrooms

17 at 850 square feet -- I know I lived in a 775 foot

18 one-bedroom apartment, which for a one-bedroom

19 apartment was just about right.

20 You know, I -- I couldn't foresee

21 putting two bedrooms in it.

22 CHAIRWOMAN STAR: Well --

23 MR. KAUKER: And I know that's 75 feet,

24 you know, 850 is larger, but -- but again, it's --

25 it's -- you know, one of the things it's -- as I said

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 before, it's kind of consistent with trying to

2 provide a different type of variety and mix to the

3 existing housing.

4 So you're providing a different -- you

5 know, different type of housing for the -- for the

6 population.

7 MR. KANG: Well, actually 600 square

8 feet for a one-bedroom is quite big for these days.

9 MR. KAUKER: Is it? Okay.

10 MR. KANG: Yeah, Little Ferry, Route 46

11 --

12 THE COURT REPORTER: I'm sorry,

13 Mr. Kang, it's hard to hear you.

14 MR. KANG: Yeah, Little Ferry,

15 Route 46, Meridia, I'm renting right now 347 unit.

16 One bedroom is 550 square feet. Two bedrooms is

17 barely over 700.

18 MR. KAUKER: Wow.

19 MR. KANG: And those -- that's my

20 listing --

21 MR. KAUKER: Wow.

22 MR. KANG: So that's why I know.

23 MR. KAUKER: I'm surprised it even

24 fits.

25 MR. H. PARK: So it seems like this

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 kind of development in Palisades Park is the first.
2 I never see this kind of development in Fort Lee or
3 Leonia or any other neighbor town, right, am I
4 correct?

5 MR. KAUKER: In terms of --
6 MR. H. PARK: In terms of this --
7 MR. KAUKER: You mean bedroom size or
8 --

9 MR. H. PARK: Yes, apartment size --
10 MR. KAUKER: -- building.
11 MR. H. PARK: Yeah, and building.
12 MR. KAUKER: Well, I mean, Fort Lee, I
13 can't speak exactly, but there's -- you know, there
14 are a variety of housing types, you have very -- you
15 know, you have super high-rise buildings there.

16 MR. KANG: Leonia -- Leonia there is
17 another building already done, couple of years ago.
18 They didn't start the construction yet, but on Grand
19 Avenue in Leonia there is one site builder's remedy
20 project, 150 units.

21 CHAIRWOMAN STAR: Okay.
22 MR. KAUKER: So I have nothing further
23 with respect --
24 CHAIRWOMAN STAR: Okay.
25 MR. KAUKER: -- to 21. So...

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRWOMAN STAR: All right. Does
2 anyone have any questions for Mr. Kauker?
3 MR. HAN: I have a question. You --
4 there's a commercial space of 175, okay?
5 And you mentioned that 10,000 square
6 feet for parking.
7 MR. KAUKER: Oh, for -- for bicycles.
8 MR. HAN: For bicycles?
9 MR. KAUKER: Yeah, for bike parking.
10 So I know that -- that was a change
11 that the developer had requested going from 1 to 0.1.
12 I mean, it doesn't generate a lot of bike parking,
13 but if you look at the required parking -- bike
14 parking for the residential component, it's pretty
15 significant. It's like 0.25 per unit.

16 MR. HAN: How about car parking?
17 MR. KAUKER: Oh, car parking, there is
18 700 total spaces.

19 MR. HAN: That's for the -- everything.
20 MR. KAUKER: Vehicles, for shared
21 parking between the commercial and the residential.
22 And when they submit plans, you're
23 going to take a -- they'll provide us with a detailed
24 parking analysis and we'll also have our own parking
25 or traffic and parking expert review those as well.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. HAN: All right.
2 CHAIRWOMAN STAR: Any other questions
3 for Mr. Kauker?
4 (No Response.)
5 CHAIRWOMAN STAR: If not, we'll open
6 this to the public.

7 Does anyone have any questions?
8 (No Response.)
9 CHAIRWOMAN STAR: No?
10 We'll close that portion.
11 And, okay, this whole thing.
12 Okay. All right. Based on the
13 following foregoing findings, the board is taking
14 action recommending to the governing body that the
15 plan be adopted and further recommend the governing
16 body to adopt the redevelopment plan by ordinance.

17 Can I have a motion for that?
18 MR. KANG: I'll make a motion to adopt
19 it.

20 CHAIRWOMAN STAR: To adopt it? Okay.
21 Second?
22 MR. KIM: I'll second it.
23 CHAIRWOMAN STAR: Okay.
24 MS. HANRAHAN: Star?
25 CHAIRWOMAN STAR: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. HANRAHAN: Aufiero?
2 VICE CHAIRMAN AUFIERO: Yes.
3 MS. HANRAHAN: Tarbocchia?
4 MS. TARABOCCHIA: Yes.
5 MS. HANRAHAN: Park?
6 MR. J. PARK: Yes.
7 MS. HANRAHAN: Kang?
8 MR. KANG: Yes.
9 MS. HANRAHAN: Han?
10 MR. HAN: Yes.
11 MS. HANRAHAN: Kim?
12 MR. KIM: Yes.
13 MS. HANRAHAN: And Park?
14 MR. H. PARK: Yes.
15 CHAIRWOMAN STAR: All right.
16 The other we're ding at the next
17 meeting?

18 All right. So the Planning Board is
19 reviewing the governing body's proposed resolution in
20 connection with the area in need of rehabilitation
21 pursuant to N.J.S. 40A:12A-14, so it's Block 420,
22 Lot 16, also known as 450 East Edsall Boulevard.

23 And this one too or this one?
24 MR. NOH: This one here.

25 CHAIRWOMAN STAR: And then the next one
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 he will be doing is Block 617, Lots 21-23, also known
2 as 35-39 West Columbia Avenue.

3 MR. NOH: Michael, you realize you're
4 still under oath?

5 MR. KAUKER: Thank you.
6 M I C H A E L K A U K E R, P.P., AICP
7 356 Franklin Avenue, #3, Wyckoff, New Jersey,
8 having been duly sworn previously continues to
9 testify as follows:

10 MR. KAUKER: So would you like me to do
11 kind of both of these together?

12 CHAIRWOMAN STAR: Yes.

13 MR. RUBENSTEIN: Could you do them --
14 excuse me, I'm here on one of them.

15 Could you do them separately?

16 MR. KAUKER: Yeah.

17 What I'll do is I'll -- there's
18 basically some document -- or some information that's
19 the same for both of those, but I'll -- I'm going to
20 go over both properties separately in terms of the
21 justification.

22 MS. TARABOCHIA: Can I ask you which
23 application is your --

24 MR. RUBENSTEIN: I'm sorry.

25 MS. TARABOCCHIA: Which application is
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 what you're concerned with?

2 MR. RUBENSTEIN: 450 Edsall.

3 MR. KAUKER: Okay. We'll do them --
4 I'll do 450 first.

5 CHAIRWOMAN STAR: Yeah, do that first.

6 MR. KAUKER: Okay?

7 So as Mr. Noh just mentioned, the
8 governing body, which is appended to the copy of this
9 report, has passed -- has provided you with a draft
10 resolution declaring this property in need of
11 rehabilitation.

12 So it's a little bit different than the
13 area in need of redevelopment in terms of applying
14 the designation to a property. It's a little simpler
15 and a little bit easier.

16 So basically all the governing body
17 really has to do is adopt -- is pass the resolution
18 and adopt the resolution.

19 What we did in this instance to further
20 bolster the claim is to prepare a study in support of
21 the Borough Council resolution.

22 So this study was prepared in
23 accordance with the local redevelopment and housing
24 law and with respect to 450 East Edsall Boulevard,
25 I'll talk briefly about the legal framework.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 The Local Redevelopment and Housing
2 Law, which is also N.J.S.A. 40A:12A-14, that section
3 allows the designation of an area in need of
4 rehabilitation if any of the following apply, and I'm
5 going to kind of summarize these requirements,
6 they're fully spelled out in the report.

7 If structures are deteriorated or
8 substandard; if over 50 percent of the housing is 50
9 years or older; if there's evidence of vacancy, under
10 use, tax arrears, or outdated infrastructure; if
11 there is environmental contamination; or if there's
12 aging water and sewer infrastructure.

13 So the benefit to doing an area in need
14 of rehabilitation is that it provides a tax abatement
15 up to five years and it allows for public, private
16 investment coordination.

17 Now, the planning board's role, and
18 this is going to be true for both of the properties,
19 is really an advisory function only. So upon
20 receiving the draft resolution from the council, you
21 technically have 45 days to review and provide a
22 nonbinding recommendation to the governing body.

23 There's no formal hearing or
24 investigation that's required. Although, as I
25 mentioned, we did prepare a study in support of the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 resolution that the governing body provided to the
2 planning board.

3 The purpose of your review is to ensure
4 consistency with local planning documents and I would
5 submit to the board that the proposal is consistent
6 with the Housing Element and Fair Share Plan.

7 Again, these are two -- well, 450
8 namely, but also 35-39 West Columbia, they're two
9 developments that are part of the builder's remedy
10 lawsuits. They're also contained in the Housing
11 Element and Fair Share Plan. They also are
12 consistent with goals and objectives of the Master
13 Plan, including Goal No. 4, which talks about
14 providing a variety of housing types and densities in
15 the community.

16 And then also Goal No. 5 to promote the
17 continued maintenance and rehabilitation of the
18 Borough's housing stock.

19 In order to prepare this study, we went
20 out to the field to look at the subject properties.
21 We've inspected the site on August 14, 2024. We
22 looked at the Borough tax maps. We've looked at GIS
23 documentation. We looked at tax records and we
24 looked at aerial images and site photographs as well.

25 Speaking specifically about 450 East
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 Edsall, it's identified as Tax Lot 420, Lot 16 in the
2 Borough's tax records. It has a lot area of 0.39
3 acres. It's currently vacant. It's used, at the
4 time that I was out there, it's used for truck
5 storage and vehicle storage. There are some
6 photographs that are contained in the report that are
7 appended to the rear of the report. One of them is
8 an aerial photograph that's taken from Nearmap, which
9 was taken on March 11, 2025 and you can see in that
10 picture, the photographs -- and that's an overhead --
11 overhead aerial -- you can see the trucks that are
12 stored kind of haphazardly on the property.

13 There's another photograph that was
14 taken on August 14, 2024, which was a drone aerial
15 photograph that was taken by myself.

16 And, again, you can see the vehicles
17 arranged and located on the property.

18 So that's basically what we did to
19 prepare for the study, itself. Pursuant to the
20 criteria we had found that this property was
21 underutilized. There's minimal uses, as I mentioned.
22 There's truck and vehicle storage only on this
23 property.

24 The site lacks active development
25 currently and it contributes to visual blight and

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 neighborhood degradation in the area, also physical
2 deterioration, physical inspection of the property
3 identified pavement that was damaged on the property
4 and in very poor condition. There's overgrown
5 vegetation as you can see in the pictures. And
6 there's no real functional improvement of the
7 property, itself.

8 So for those reasons, we would
9 recommend that the planning board support the
10 resolution prepared by the governing body that this
11 area be declared an area in need of rehabilitation.

12 And, again, with rehabilitation you
13 can't use condemnation or any -- you know, it's
14 basically only used so that there -- you know, that
15 the property can be -- they can utilize some of the
16 advantage of redevelopment, but you can't take
17 advantage of all parts of the redevelopment law.

18 So I have nothing further with respect
19 to this 450 East Edsall Boulevard.

20 So at this point I'd be happy to
21 entertain any questions, I guess, with respect to
22 450 East Edsall at this point.

23 CHAIRWOMAN STAR: Anyone have any
24 questions?

(No Response.)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRWOMAN STAR: Any -- okay.
2 If not, the public, do you have a
3 question, sir?

4 MR. RUBENSTEIN: I am intimately
5 familiar with this property for the past 50 years.

6 MR. NOH: Sir, may I have your name and
7 address again.

8 MR. RUBENSTEIN: Neil Rubenstein, 462
9 and 464 11th Street, the properties abutting what is
10 now called 450, which was never 450 before it was
11 owned by the previous -- by this current owner.

12 Can I, sort of, testify about this? I
13 -- I feel that your report is very much in error,
14 incorrect.

15 You've mentioned, for example, that
16 structures are in disrepair. There are -- there are
17 no structures.

18 MR. KAUKER: There -- I didn't say
19 structures, I said the pavement on the property.

20 MR. RUBENSTEIN: No, excuse me, I'm
21 talking about the various -- I don't mean to be
22 adversarial, I just want to bring things out.

23 MR. KAUKER: Yeah, there are no
24 structures.

25 MR. RUBENSTEIN: There are no
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 structures.

2 There is no housing.

3 There may be contamination, because
4 this area is essentially 30 feet, if not more, of
5 landfill that was done in the early 1980s by the
6 original owner of the property Michael DeCarlo -- I'm
7 sorry -- Anthony DeCarlo, who's heir inherited it,
8 Michael DeCarlo, prior to the present ownership.

9 You mentioned something about water and
10 sewer infrastructure. To my knowledge there is no
11 water and sewer infrastructure in that part of the
12 town.

13 MR. KAUKER: No.

14 MR. RUBENSTEIN: All right. If -- and
15 I have a question here in relation to this.

16 If the town has -- part of this
17 redevelopment is going to bring in sewers to that
18 property, I would like to know if my property, which
19 abuts that and is on 11th Street, can somehow tie
20 into sewerage, because I'm working on -- those two
21 properties have septic tanks.

22 I have no sewerage. All I have is
23 water lines going there.

24 The pavement, to my knowledge, that --
25 in fact, I was the first tenant on that property in

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 about 1983 when the landfill was completed.
2 At that time I rented some trailers and
3 I stored some equipment in there.

4 For the entire time that that property
5 has been extent as a -- as completed landfill, it has
6 either been storage of vehicles, which is to say tow
7 truck operators have used it, I had some trailers
8 there for -- four or five trailers, tractor trailers
9 back in the early '80s.

10 Most recently, I believe, there was a
11 scrap yard operating out of there. Who was, no
12 doubt, paying the current owner for the property.

13 Most -- I'm going to jump around here,
14 I'm sorry. I'm really not prepared for this.

15 But most importantly, you mentioned
16 vegetation as being overgrown.

17 MR. KAUKER: Yes.

18 MR. RUBENSTEIN: My property,
19 particularly at 464 11th Street is approximately -- I
20 think it's about 15 feet above the level of what's
21 now 450 Edsall.

22 The vegetation that you're talking
23 about being overgrown are actually some trees, which
24 is holding back the collapse of the land.

25 If that is taken out and not properly,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 you know, abutted so to speak, my property can fall
2 into 450 Edsall.

3 There are also questions about -- about
4 sewage -- I'm sorry, not sewage, drainage.

5 Currently my properties, which, again,
6 are above and there's a driveway which goes down a
7 steep angle, the water goes down onto 450 Edsall. I
8 don't know -- this was brought up in the zoning
9 board. I don't know how that is going to be handled
10 in terms of whether -- whether the town is going to
11 be doing something about that or if when walls are
12 put up, if I'm going to be flooded out by the fact
13 that the water not only is just going down 15 feet
14 and going to be sitting at the bottom of that -- that
15 incline vegetation.

16 Again, I believe that your report -- is
17 it in need of remediation? Yes.

18 I mean, is it being used most
19 effectively? Probably not.

20 But that's -- that's the fault of the
21 current owner of it. It's not the fault of anybody
22 else. He owned it. He's been renting it out at that
23 property. Now he'd like to rebuild on it and he's --
24 is this -- is the town going to give him tax
25 abatements also on that property as part of what is

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 --

2 MR. KAUKER: It's possible. That's --

3 MR. RUBENSTEIN: It's possible.

4 MR. KAUKER: It's possible, yes.

5 MR. RUBENSTEIN: I guess what I'm
6 asking ultimately, and I wasn't prepared for this
7 hearing, I didn't know it was going to happen, is
8 this board a rubber stamp for a proposal that's sent
9 over by the governing body or do you have the ability
10 to actually do some investigation and find out if
11 there's some holes in the application that is before
12 you?

13 MR. KAUKER: You've asked some great
14 questions.

15 I think a majority of them have to do
16 with the actual site plan application, when that's
17 filed.

18 We're not at that stage yet.

19 MR. RUBENSTEIN: I'm sorry, I'm still
20 having a hard time.

21 MR. KAUKER: Okay.

22 MR. RUBENSTEIN: I apologize.

23 MR. KAUKER: So I said you had a lot of
24 great questions. A majority of the questions relate
25 to the site plan application when that's actually

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 filed.

2 You raised questions with respect to, I
3 guess, retaining walls and how they will be -- you
4 know, whether or not there will be any impact to your
5 property, that will be addressed at that time.

6 The purpose or the reason why we're
7 here before the board at this point in time is just
8 to review the governing body's resolution declaring
9 the area an area in need of rehabilitation itself.

10 MR. RUBENSTEIN: My understanding --
11 all right. My understanding is that no one from the
12 -- previously from the zoning board or from the
13 governing body has actually has actually been up at
14 that property.

15 Do you folks know that 12th Street,
16 which is part -- abuts 450 Edsall did not exist
17 before this landfill was put in?

18 And I believe it was done illegally.
19 12th Street was a ghost street. 12th Street should
20 have been part of the Long Swamp. You all know what
21 the Long Swamp is there, I assume, right?

22 Well, it was filled in. It was filled
23 in, because Mr. DeCarlo wanted access to his property
24 from the side. He got that access, although he
25 didn't make very much use of it.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 The town from time to time used that,
2 as I recall, just looking out, used that property to
3 put some -- some of the town's vehicles there also.

4 But if you go to the edge of that
5 property -- not 450, but the edge of 12th Street and
6 you look down, you'll see a 30-foot drop with
7 boulders down there up against trees, because it's
8 all been filled in.

9 Again, I'm -- it was 40 years ago. I
10 believe it was done illegally. I don't know for a
11 fact.

12 I mean, there are a lot of questions
13 about this property, a lot of them.

14 I'm pushing 80 years old. I don't
15 expect to be in these buildings for -- you know, for
16 another 10 or 20 or 30 years. I didn't expect to be
17 in these buildings for the 40, 50 years that I've
18 have been in them now.

19 But I can't let this go by without at
20 least letting people know some of the things that I
21 know about the property and, hopefully, having
22 somebody go up there and take a look at it.

23 I do have strong objections to what is
24 proposed there. There is no --

25 MR. KAUKER: As I -- as I said before,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 going to be a time and place for those comments.

2 MR. RUBENSTEIN: Years ago I saw Abbie
3 Hoffman, do you remember Abbie Hoffman? He laid down
4 and he said, excuse me -- you can interrupt, but I
5 got the floor.

6 Well, I got the floor for the moment,
7 so let me -- let me just talk a little bit more.

8 I really want to know, and I'm asking
9 this to the board, are you a rubber stamp that just
10 has a proposal already ready for everybody to say
11 yes, you know, we're going to send this over?

12 Or is there some power --

13 MR. NOH: Sir, with respect that's not
14 what we are doing today.

15 We are just reviewing the resolution by
16 the government to see if it meets the statutory
17 criteria to designate as a rehabilitation area.

18 MR. RUBENSTEIN: Okay. Well, if I tell
19 you that --

20 MR. NOH: That's all we're doing, sir.

21 MR. RUBENSTEIN: If I tell you that his
22 report is faulty --

23 MR. KAUKER: Could you specifically --

24 MR. RUBENSTEIN: I'm testifying -- I'm
25 testifying to that.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 that's --

2 MR. RUBENSTEIN: I know. I might as
3 well do it, because I --

4 (Simultaneous Speaking.)

5 MR. KAUKER: -- really not --

6 MR. RUBENSTEIN: -- couldn't say
7 anything previously, I had an attorney here. I had
8 to shut my mouth.

9 That street going down, there are no
10 sidewalks there going to the proposed building.

11 That street you can't walk on in the
12 wintertime.

13 MR. KAUKER: Yeah.

14 MR. RUBENSTEIN: All right? How are
15 you going to have kids or elderly people living there
16 when you don't have adequate parking and you're going
17 to have people trying to walk up Edsall Boulevard up
18 that strong -- you know, very steep incline, which is
19 icy? There is no parking in that area. You're up
20 against a tremendous series of problems.

21 MR. KAUKER: Again, I don't mean to
22 interrupt, but --

23 MR. RUBENSTEIN: I know -- you can
24 interrupt. I --

25 MR. KAUKER: I'm just saying, there is
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: But specifically
2 identify -- all we need to do is address one of those
3 criteria, one of the five criteria.

4 MR. J. PARK: You said the address is
5 450 11th Street?

6 MR. KAUKER: And you --

7 MR. RUBENSTEIN: My address -- no, my
8 address is 462, 464.

9 MR. KAUKER: You just pointed out
10 another criteria in terms of potential environmental
11 considerations --

12 MR. RUBENSTEIN: Yup.

13 MR. KAUKER: -- that we didn't have in
14 this report.

15 So that would be another factor in
16 support of declaring the area in need of --

17 MR. RUBENSTEIN: Well, you have to --

18 MR. KAUKER: -- rehabilitation.

19 MR. RUBENSTEIN: -- you have to figure
20 that out.

21 Actually, I know the guy.

22 MR. KAUKER: But --

23 MR. RUBENSTEIN: He was very careful of
24 what he put in in terms of -- in terms of --

25 MR. KAUKER: Yeah --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. RUBENSTEIN: -- in terms of fill.
 2 MR. KAUKER: But I -- but I mean, all
 3 we have to do is satisfy one of the five criteria,
 4 that's it.
 5 MR. RUBENSTEIN: That it's
 6 underutilized?
 7 MR. KAUKER: Yes.
 8 MR. RUBENSTEIN: Any property that's
 9 underutilized can bring -- can bring the town in?
 10 MR. KAUKER: That's correct, for
 11 rehabilitation.
 12 It's a -- it's a much simpler process
 13 than redevelopment.
 14 MR. RUBENSTEIN: All right.
 15 If that's -- if that's the case, then
 16 that's what you folks need to do.
 17 MR. KAUKER: Yeah.
 18 And they're not rubber stamping it.
 19 They're --
 20 MR. RUBENSTEIN: I hope there is some
 21 -- I hope there's some benefits for me and for
 22 anybody else around there.
 23 MR. KAUKER: Their review at this point
 24 in time is only for the consistency with the Master
 25 Plan.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 So there is a time and place, and you
 2 have some great questions. And when they file a
 3 development application with the board, that's the
 4 time and place to ask those questions and make those
 5 comments.
 6 MR. RUBENSTEIN: All right.
 7 Again, I'm not an attorney --
 8 MR. KAUKER: Yeah.
 9 MR. RUBENSTEIN: -- and if all you have
 10 to do is say the property is underutilized. It's
 11 been utilized for the same thing for 40 years. So
 12 it's not underutilized.
 13 It's been utilized 100 percent --
 14 MR. KAUKER: Well --
 15 MR. RUBENSTEIN: -- the same way for 40
 16 years.
 17 MR. KAUKER: You -- you can view
 18 utilization in a couple different ways and one of the
 19 ways is in light of what the zoning for the area
 20 calls for.
 21 MR. RUBENSTEIN: Okay. I appreciate --
 22 MS. TARABOCCHIA: I have a question --
 23 MR. RUBENSTEIN: I appreciate you
 24 listening to me.
 25 I apologize if I was inappropriate.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TARABOCHIA: -- of Mr. Kauker.
 2 MR. KAUKER: No, you weren't.
 3 MR. NOH: Thank you, sir.
 4 MS. TARABOCHIA: Mr. Kauker, he
 5 mentioned the -- the public mentioned that there's
 6 tax abatement.
 7 Can you explain that to me?
 8 MR. KAUKER: Yeah.
 9 So what -- what the rehabilitation law
 10 allows and it's in the report is for a -- basically a
 11 tax abatement of up to five years. That's what the
 12 rehabilitation law allows. It's not as extensive as
 13 the redevelopment plan or redevelopment -- or
 14 redevelopment designation, you know, allows for a
 15 longer time period and other benefits to the
 16 developer as well.
 17 MS. TARABOCHIA: Okay.
 18 MR. KAUKER: But those are all outlined
 19 in the report.
 20 I'm just trying to think. Did that
 21 answer your question hopefully?
 22 MS. TARABOCHIA: Yes, you did.
 23 MR. KAUKER: Thank you.
 24 So there were great comments that were
 25 brought up, you know, but for the purposes of why

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 we're here this evening --
 2 MR. RUBENSTEIN: My name is not Donald
 3 Trump, you don't have to say that.
 4 MR. KAUKER: No, they were.
 5 So -- so I have nothing further on
 6 this.
 7 CHAIRWOMAN STAR: Okay. Anyone else
 8 from the public have anything to say about this?
 9 MALE AUDIENCE MEMBER: We're here for
 10 the other -- the other plan.
 11 CHAIRWOMAN STAR: I'm sorry.
 12 MALE AUDIENCE MEMBER: We're here for
 13 the other --
 14 CHAIRWOMAN STAR: Okay.
 15 MALE AUDIENCE MEMBER: The other.
 16 MR. RUBENSTEIN: I will say, you know,
 17 there's a development just down the road, is it
 18 Windsor? I can't think of the name.
 19 MR. KAUKER: Across the street?
 20 MR. RUBENSTEIN: Huh?
 21 MR. KAUKER: Across the street.
 22 MR. RUBENSTEIN: Yeah, the housing
 23 development.
 24 MR. KAUKER: Yup.
 25 MR. RUBENSTEIN: They would have liked

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 to have been here. The gentleman who's in charge of
2 that, his wife is about to give birth, he could not
3 -- he could not be here.

4 But I'm sure he has comments and if
5 this is not sent over today and if there's another
6 hearing, I know he would have liked to have been here
7 and made some comments also.

8 That entire development is very unhappy
9 about -- for many of the same reasons, but different
10 ones as well, very unhappy about the proposed
11 development at that particular location. And I hope
12 you guys can, in fact, take a visit there.

13 MR. NOH: Thank you, sir.

14 CHAIRWOMAN STAR: Okay.

15 MR. RUBENSTEIN: His name is Doug
16 Walden by the way.

17 MR. NOH: Thank you.

18 CHAIRWOMAN STAR: For the reasons set
19 forth herein, the board recommends that the study
20 area as defined in this report be designated as an
21 area in need of rehabilitation under the
22 N.J.S.A. 40A:12A-14 and adopt the resolution as
23 presented.

24 Do we have a motion for that?

25 VICE CHAIRMAN AUFIERO: I'll make a
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. RUBENSTEIN: Thank you all.

2 Goodnight.

3 CHAIRWOMAN STAR: Thank you.

4 MR. KAUKER: 35-39 West Columbia
5 Avenue.

6 In terms of the purpose of this study,
7 it's the same as the other, it's obviously we
8 prepared this report in support of the Borough's
9 resolution to declare the area an area in need of --
10 excuse me -- rehabilitation.

11 It's prepared pursuant to the Local
12 Redevelopment and Housing Law. The benefits are the
13 same in terms of the tax abatements. The planning
14 board's role is the same as I mentioned, you have an
15 advisory role only.

16 I'll get right into the nuts and bolts
17 of the specific analysis with respect to this
18 property. We visited the site on October 9, 2024,
19 reviewed Borough maps, GIS records, tax records,
20 aerial images and site photography.

21 For the record, the property is located
22 at 35-39 West Columbia Avenue. It's identified as
23 Block 617, three lots, Lots 21, 22 and 23. It has an
24 area of 0.37 acres and it's developed with three
25 single-family homes. The condition of all the homes
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 motion.

2 CHAIRWOMAN STAR: Second?

3 MR. KANG: I'll second it.

4 MS. HANRAHAN: Who second?

5 CHAIRWOMAN STAR: Kang.

6 MS. HANRAHAN: Star?

7 CHAIRWOMAN STAR: Yes.

8 MS. HANRAHAN: Aufiero?

9 VICE CHAIRMAN AUFIERO: Yes.

10 MS. HANRAHAN: Tarbochia?

11 MS. TARABOCCHIA: Yes.

12 MS. HANRAHAN: Park?

13 MR. J. PARK: Yes.

14 MS. HANRAHAN: Kang?

15 MR. KANG: Yes.

16 MS. HANRAHAN: Han?

17 MR. HAN: Yes.

18 MS. HANRAHAN: Kim?

19 MR. KIM: Yes.

20 MS. HANRAHAN: Park?

21 MR. H. PARK: Yes.

22 MR. NOH: Michael, you can proceed to
23 the next and final case, please?

24 MR. KAUKER: Okay.

25 This is 35 --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 are fair with signs of age-related wear. And it's
2 located in the AA zoning district.

3 In terms of the criteria, as I
4 mentioned before, we only need to meet one of the
5 criteria of the five.

6 So with respect to this -- these three
7 properties, they all have homes that are located on
8 them that are more than 50 years old.

9 So you'll see appended to the back of
10 the document it has some tax data, which indicates
11 when the structures in the homes were constructed.
12 The home on Lot 21 was built in 1955. The home on
13 Lot 22 was built in 1955 as well. And the home on
14 Lot 23 was built in 1923.

15 So they all qualify as an area in need
16 of rehabilitation based upon the fact that they're
17 all 50 years or older.

18 Some of the issues with having older
19 homes, they have outdated systems, including
20 plumbing, electric, HVAC. They're not as compliant
21 with modern day or not up to modern day building
22 standards as well.

23 And then there's just a functional
24 obsolescence of the property and the structures as
25 well.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 So this one is pretty simple, as they
 2 do meet that 50-year-old requirement, this area can
 3 be declared an area in need of rehabilitation.
 4 So they do meet the statutory criteria
 5 for the age of the structure. And, again, all the
 6 board has to do in this instance would be to pass the
 7 resolution for the application to the governing body.
 8 And, again, in terms of the Master
 9 Plan, it basically meets the same goals and
 10 objectives of the prior document, the prior plan --
 11 I'm sorry -- the prior study we just talked about for
 12 450.
 13 It meets Goal No. 4, to provide a
 14 variety of housing types; and Goal No. 5, to promote
 15 continued maintenance and rehabilitation of the
 16 Borough's housing stock.
 17 And with that, I'll be happy to answer
 18 any questions.
 19 CHAIRWOMAN STAR: Any questions from
 20 the board?
 21 MS. TARABOCCHIA: I do.
 22 There -- they have residents in there,
 23 correct?
 24 MR. KAUKER: Pardon me?
 25 MS. TARABOCCHIA: There are people
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 living there --
 2 MR. KAUKER: You know what, I had asked
 3 the developer's attorney, he was not sure if there
 4 were currently tenants in the buildings.
 5 VICE CHAIRMAN AUFIERO: I believe one
 6 out of the three houses is vacant.
 7 MR. KAUKER: I couldn't tell from
 8 physical inspection.
 9 MS. TARABOCHIA: And the owners of
 10 these properties, are they all the same or they're
 11 three different --
 12 MR. KAUKER: Yeah, they're all owned by
 13 DRC Development Corporation.
 14 MS. TARABOCHIA: And they're happy
 15 about that rehabilitation or...
 16 MR. KAUKER: The owners?
 17 MS. TARABOCCHIA: Yes.
 18 MR. KAUKER: That I -- I do not know.
 19 I haven't spoken with them, but, again --
 20 MS. TARABOCHIA: Are they aware of it,
 21 were they notified of this?
 22 MR. KAUKER: If they're not the owner,
 23 I don't think they legally are required to be
 24 notified.
 25 MS. TARABOCCHIA: No, I mean the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 owners, the owner DRC, would they be --
 2 MR. KAUKER: Well, no, the owner is the
 3 --
 4 MR. NOH: Builder's remedy.
 5 MR. KAUKER: Is the developer.
 6 MS. TARABOCCHIA: That's what I wanted
 7 to know.
 8 MR. KAUKER: Yeah, the owner is the
 9 developer in this instance, so I'm sure they're
 10 happy.
 11 MS. TARABOCCHIA: Okay.
 12 That's all I wanted to know.
 13 MR. KANG: If I remember correctly,
 14 they submit, like, the building, like 7, 10 units
 15 they have combined the three properties together then
 16 build like a multi-family mid -- not high-rise, but
 17 mid-rise building like, yeah, up there about a year
 18 ago.
 19 MR. KAUKER: There was a prior
 20 application for two of the lots.
 21 And then I think there was another
 22 separate application with all three lots.
 23 MR. KANG: I see.
 24 MR. KAUKER: Yeah.
 25 MALE AUDIENCE MEMBER: The seven-story
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 building.
 2 MR. KANG: Huh?
 3 MALE AUDIENCE MEMBER: Seven stories.
 4 MR. KANG: Seven stories, yes.
 5 MR. J. PARK: That was actually denied
 6 is what I remember.
 7 MR. KANG: Right, that was denied.
 8 MR. KAUKER: The first one, I believe,
 9 with two of the lots was approved.
 10 The second application, I don't know if
 11 it got to a decision.
 12 I don't -- I don't recall.
 13 MALE AUDIENCE MEMBER: It got denied.
 14 MR. KAUKER: It did get denied? I
 15 don't remember.
 16 MS. TARABOCHIA: And you have any idea
 17 of what they're proposing now.
 18 MR. KAUKER: They -- yeah, that was all
 19 included in -- in -- let me see if I -- I don't
 20 indicate -- I believe -- it's a multi-family
 21 building. I believe there are 40 units that are
 22 proposed for the development and, again, this was one
 23 of the --
 24 MR. J. PARK: It was really -- that was
 25 denied before from the --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: Yeah, so but this was part
 2 of the -- this was a builder's -- Builder's Remedy
 3 Lawsuit.
 4 MR. J. PARK: Before the board of
 5 adjustment.
 6 MR. KAUKER: Builder's Remedy Lawsuit.
 7 MS. TARABOCHIA: The property was --
 8 MR. KAUKER: Yeah, this is all four of
 9 these properties are part of the builder's remedy,
 10 they're all involved.
 11 MR. KANG: And how many units they want
 12 to do now?
 13 MR. KAUKER: I think it's 40, but I'm
 14 not 100 percent sure.
 15 MR. KANG: Forty?
 16 MR. KAUKER: I believe so.
 17 Let me see, I don't think I have -- I
 18 don't think I have the Housing Element on me.
 19 It was in the Housing Element that we
 20 reviewed back in, I think it was December.
 21 I can see if I can pull it up in my
 22 phone if you would like the answer to that question.
 23 MR. KANG: It was 40 and 20 percent for
 24 the low-income housing.
 25 MR. KAUKER: Yeah.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KANG: I think.
 2 MR. KAUKER: I think they're -- it's
 3 either 35 or 40.
 4 Let me -- let me double check.
 5 And I can answer questions while I'm
 6 looking, too, so if you have anything else.
 7 MR. J. PARK: You shouldn't vote like
 8 this as a bulk. It looks to me this is a whole --
 9 everything goes as a -- as a one package and we
 10 approve it or, you know, it shouldn't go that way.
 11 CHAIRWOMAN STAR: Does anyone have any
 12 other questions in the meantime?
 13 MS. TARABOCHIA: I have a question.
 14 There's is a piece of property, maybe it may be part
 15 of a rehabilitation. It's, to me, an eyesore. It's
 16 on Easy Ruby, on the corner of East Ruby and Broad
 17 Avenue. It's a vacant land that's with overgrown and
 18 -- and parking for a restaurant. I believe they
 19 parked there.
 20 It used to be a gas station.
 21 MR. KAUKER: Is that on the east side
 22 --
 23 MS. TARABOCHIA: On the east side.
 24 MR. KAUKER: -- of Broad?
 25 I think I'm familiar with it.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Closer to 46, right?
 2 MS. TARABOCHIA: Yeah.
 3 MR. KAUKER: Yeah.
 4 MS. TARABOCHIA: Has anybody ever --
 5 has the applicant considered that as an -- would the
 6 owner be considering as a rehabilitation area?
 7 Because I know Mr. DeCarlo used to own
 8 it. And I think it might have been a Superfund, kind
 9 of like contamination with -- I think from the gas
 10 station.
 11 MR. KAUKER: There was an application
 12 --
 13 MS. TARABOCHIA: I mean, it's a very --
 14 It's a very --
 15 MR. KAUKER: Yeah, there was an
 16 application -- it's a small lot. There was an
 17 application a number of years ago before the zoning
 18 board, but I don't think a determination was ever
 19 made.
 20 MS. TARABOCHIA: Well, unless it was
 21 withdrawn.
 22 MR. KAUKER: Yeah, I think they
 23 withdrew.
 24 I mean, you said there was -- there was
 25 a Superfund site.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TARABOCHIA: They park cars -- I
 2 don't know if it became a Superfund site because --
 3 MR. KAUKER: Okay.
 4 MS. TARABOCHIA: -- of the gas station,
 5 if there was any kind of leakage of underground
 6 tanks.
 7 MR. KAUKER: Huh.
 8 MS. TARABOCHIA: You know, it was a
 9 very old gas station in the '70s.
 10 MR. KANG: It was Golf Station back in
 11 the '80s if I remember correct --
 12 MS. TARABOCHIA: Uh-huh.
 13 MR. KANG: -- and a used car dealer,
 14 small used car dealer was there.
 15 MS. TARABOCHIA: That I don't recall,
 16 but I just thought used car dealer.
 17 MR. KANG: Yeah, I think it was in the
 18 '80s.
 19 MS. TARABOCHIA: I didn't know if it
 20 was.
 21 But because the people park there from
 22 for the restaurant, so I don't know if he leases them
 23 parking.
 24 MR. KANG: Possibly.
 25 MS. TARABOCHIA: But it's right next to

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 the bus stop.
 2 MR. KANG: Yeah.
 3 CHAIRWOMAN STAR: Any other questions?
 4 (No Response.)
 5 CHAIRWOMAN STAR: No?
 6 Okay. Do we open it up to the public,
 7 please.
 8 Yes, sir.
 9 MR. CHO: Michael Cho, 33 West Ruby.
 10 THE COURT REPORTER: Sir, please come
 11 forward.
 12 MR. CHO: Yeah, so we were part of the
 13 group from last year. We were here for six months.
 14 They proposed a seven-story building at that spot
 15 that he's talking about right now. And it was -- it
 16 was not approved, it was denied because of -- because
 17 of traffic, because there was -- there was like the
 18 water there -- I forgot, there was a bunch of
 19 things -- reasons why they denied it.
 20 So I mean -- I mean I don't know
 21 anything about rehabilitation, things like that, but,
 22 there's -- again, I don't know why they would
 23 rehabilitate or what this whole venue is, like what
 24 he's going for?
 25 But if they, again, propose something,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 like, humongous and they're able to pass it through,
 2 then the same issues are going to come up. Right?
 3 We're going to have lots of parking issues and that's
 4 the area that merges onto the highway, so that's part
 5 of the reason why it got denied.
 6 So, yeah, just bringing it -- I mean, I
 7 live right there. I'm just bringing it back up.
 8 If it's just to make like three -- a
 9 few more houses, it's fine. Like three new houses
 10 for the three lots there, but if they're trying to
 11 build, like, another seven-story building and they're
 12 trying to go another way of like making it -- I don't
 13 know how it works, you know, the process and I just
 14 wanted to come up to bring it up just to let you guys
 15 know, let you guys know that it got denied last time,
 16 so, yeah.
 17 MR. KAUKER: That was an application
 18 before, excuse me, the -- the zoning board, which was
 19 denied.
 20 I'm just looking at the Housing Element
 21 and Fair Share Plan, it appears that it is -- I don't
 22 think this was changed. It looks -- it appears that
 23 it's a 33-residential-unit building, so there's 33
 24 units. And it's going to be five stories.
 25 So unfortunately, the Borough doesn't
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 have as much leverage in this instance because the
 2 developer filed a Builder's Remedy Lawsuit with the
 3 court.
 4 MR. CHO: Yeah.
 5 MR. KAUKER: So, you know, having said
 6 that, it is not as ambitious as the application that
 7 was previously before them which was denied. That
 8 was denied for a seven-story building.
 9 MR. CHO: Well, what was -- I'm just
 10 curious here, so what's the next step after, like
 11 after -- let's say they approve and then what happens
 12 afterwards?
 13 MR. KAUKER: Well, this is just a
 14 rehabilitation plan, which it's -- the settlement
 15 agreement was already made with respect to what was
 16 going to be developed on the site.
 17 So the next step would be they would
 18 file an application for site development plan
 19 approval with the planning board, that would -- that
 20 would be the next step.
 21 MR. CHO: And having it be a
 22 rehabilitation, does that, like, change what's
 23 approved there or like --
 24 MR. KAUKER: No, it doesn't -- it
 25 doesn't change what is going to go there at all.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 It's just another mechanism for the
 2 developer and/or the Borough to, you know, kind of --
 3 you have different -- you can do different things if
 4 you have those designations as opposed to not.
 5 So there's certain benefits to the
 6 developer. Maybe they can get certain kind of
 7 financing and stuff like that.
 8 You know, typically when the Borough
 9 does a redevelopment plan, they have a little bit
 10 more control in terms of -- but we talked about the
 11 redevelopment plan tonight with public improvements
 12 and those type of things and road widening and
 13 whatever it might be, as long as there's a specific
 14 impact.
 15 But, yeah, just to clarify, there are
 16 33 units that are proposed and it's a five-story
 17 building.
 18 MS. TARABOCHIA: Mr. Kauker, are you
 19 familiar with the building across, the other side of
 20 the highway, on the other side of Ruby, coming off of
 21 Route 46?
 22 MR. KAUKER: Oh, directly across the
 23 street.
 24 MS. TARABOCHIA: Directly across the
 25 highway, you know, where they built that --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

121

1 MR. KAUKER: Yeah, across 46 --
 2 MS. TARABOCHIA: -- nice apartment
 3 building.
 4 MR. KAUKER: Like right next to the off
 5 ramp?
 6 MS. TARABOCCHIA: Off ramp.
 7 MR. KAUKER: Yeah, yeah.
 8 MS. TARABOCCHIA: Would -- would that
 9 be somewhat similar?
 10 MR. KAUKER: It would be. I think
 11 that's a five-story building, if I remember
 12 correctly.
 13 MS. TARABOCHIA: Okay. Okay.
 14 MR. KAUKER: So it would be somewhat
 15 similar to that.
 16 MR. J. PARK: We've just considered
 17 three, 15 Grand, 21 Grand and this one is a half of
 18 -- a quarter mile away.
 19 MR. KAUKER: Yeah.
 20 MR. J. PARK: So how many more units
 21 gathered together and the road is limited and think
 22 about it.
 23 MR. KANG: Plus West Columbia is a
 24 one-way street.
 25 MR. J. PARK: Yes, Columbia is one way.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

122

1 MR. KANG: So all three big
 2 properties --
 3 MR. J. PARK: That's why --
 4 MR. KANG: -- are going to merge in
 5 together --
 6 MR. J. PARK: That's right.
 7 MR. KANG: Yeah. But it's a court
 8 order so what --
 9 CHAIRWOMAN STAR: Do we have any other
 10 questions from the public?
 11 (No Response.)
 12 CHAIRWOMAN STAR: Okay.
 13 No?
 14 MR. KANG: It's court order so.
 15 CHAIRWOMAN STAR: We'll close that
 16 portion.
 17 Can we have a motion, please?
 18 MR. NOH: The resolution.
 19 CHAIRWOMAN STAR: The board recommends
 20 that the study area as defined in this report be
 21 designated as an area in need of rehabilitation under
 22 N.J.S.A. 40A:12A-14 and adopt the resolution as
 23 presented.
 24 May I have a motion to do that?
 25 MR. NOH: Can we have a motion, please?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

123

1 VICE CHAIRMAN AUFIERO: I'll make a
 2 motion.
 3 CHAIRWOMAN STAR: Second?
 4 MR. KANG: I'll second it.
 5 MS. HANRAHAN: Star?
 6 CHAIRWOMAN STAR: Yes.
 7 MS. HANRAHAN: Aufiero?
 8 VICE CHAIRMAN AUFIERO: Yes.
 9 MS. HANRAHAN: Tarbocchia?
 10 MS. TARABOCCHIA: Yes.
 11 MS. HANRAHAN: Park?
 12 MR. J. PARK: Yes.
 13 MS. HANRAHAN: Kang?
 14 MR. KANG: Yes.
 15 MS. HANRAHAN: Han?
 16 MR. HAN: Yes.
 17 MS. HANRAHAN: Kim?
 18 MR. KIM: Yes.
 19 MS. HANRAHAN: And, Park?
 20 MR. H. PARK: Yes.
 21 CHAIRWOMAN STAR: Michael, when does
 22 this all -- what is the timeframe?
 23 MR. KAUKER: When are you going to see
 24 the applications?
 25 CHAIRWOMAN STAR: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

124

1 MR. KAUKER: You've got one already.
 2 So you're going to be very busy.
 3 CHAIRWOMAN STAR: Okay.
 4 MR. KAUKER: So you can't take any
 5 vacations this summer.
 6 You can't.
 7 CHAIRWOMAN STAR: Oh, yes, I can.
 8 MR. KAUKER: But -- I'm kidding.
 9 (Laughter.)
 10 MR. KAUKER: But -- okay, so before
 11 June 30th we have to file the Round 4 Housing Element
 12 and Fair Share Plan.
 13 That's got to be done by June 30th. So
 14 you'll see me probably before then.
 15 CHAIRWOMAN STAR: When is our next
 16 meeting?
 17 MR. NOH: June.
 18 CHAIRWOMAN STAR: June 25?
 19 MR. KAUKER: And we want to make sure
 20 we get that done because we don't want -- if we don't
 21 file Round 4, then we can be sued again.
 22 So we got to get that --
 23 CHAIRWOMAN STAR: Okay. We don't want
 24 that.
 25 MR. KAUKER: Yeah, no, we don't want

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 that.

2 CHAIRWOMAN STAR: June, what?

3 MR. NOH: June 25th is our meeting.

4 CHAIRWOMAN STAR: June 25th?

5 MR. KAUKER: We'll have to talk about

6 that, we'll have to -- when does the governing body

7 meet?

8 I just want to -- because you guys have

9 to see the plan and then the governing body has to

10 see the plan after you, so...

11 CHAIRWOMAN STAR: They're the fourth

12 Monday.

13 MR. KAUKER: They're the fourth? Okay.

14 CHAIRWOMAN STAR: Monday.

15 MR. KAUKER: So that -- that would work

16 then.

17 MS. TARABOCCHIA: You sure?

18 MR. KAUKER: You don't -- yeah, we'll

19 have to coordinate.

20 MR. NOH: I'll find out tomorrow and

21 contact you.

22 MR. KAUKER: Okay, yeah. And then

23 contact the board too. Because we --

24 MR. J. PARK: Technically, we have to

25 -- we have to discuss with the governing body too.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: Well, I've already started

2 preparing the Housing Element and Fair Share Plan for

3 Round 4, so, you know, very similar to Round 3.

4 There's some different requirements and

5 different mechanisms that are in the law, but I'll go

6 over that in detail.

7 And what I will do, which I think would

8 be appropriate, as soon as I get a draft of the plan

9 done, could I send it to you?

10 MR. NOH: Sure.

11 MR. KAUKER: And then you guys could at

12 least get a jump start and look at it.

13 MR. NOH: Yes.

14 MR. KAUKER: Okay.

15 CHAIRWOMAN STAR: Yeah.

16 MR. NOH: Thank you, Michael.

17 MR. KAUKER: Thank you.

18 CHAIRWOMAN STAR: That swimming pool,

19 is that just -- that's just going to be for the --

20 that complex, right?

21 It has nothing to do with the --

22 MR. NOH: Yes.

23 MR. KAUKER: For -- oh, you mean the

24 permitted use that was added?

CHAIRWOMAN STAR: Uh-huh.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KAUKER: Yeah, they just added

2 that -- that as a permitted use, so there was no -- I

3 guess, no confusion. I'm -- you know what, I'm not

4 -- I would -- I guess they're going to have a pool,

5 that's why they added it.

6 CHAIRWOMAN STAR: But just for the

7 tenants.

8 MR. KAUKER: Yeah, I would think it's

9 just for the tenants, correct.

10 CHAIRWOMAN STAR: Okay. Because, you

11 know, we have a town pool.

12 MR. KAUKER: Yeah, yeah, I know. Yeah.

13 MR. NOH: We carry this to next month.

14 CHAIRWOMAN STAR: Yes.

15 Oh, okay.

16 So SP08, the variance for Hosu Lee at

17 432 Glen Avenue --

18 MS. TARABOCCHIA: Carried?

19 CHAIRWOMAN STAR: -- will be carried to

20 next month.

21 MR. KAUKER: If you don't need me any

22 longer, I'll excuse myself.

23 CHAIRWOMAN STAR: Yes.

24 MR. KAUKER: It was nice to see

25 everybody.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Thank you.

2 MR. J. PARK: Take care.

3 MR. KAUKER: Goodnight.

4 MR. NOH: Thank you, Michael.

5 CHAIRWOMAN STAR: And SP09, the site

6 plan for Fan Associates, 15 Grand Avenue will also be

7 carried to next month.

8 MR. NOH: Can we have a notion to carry

9 this to next month, these two cases?

10 VICE CHAIRMAN AUFIERO: I'll make a

11 motion to carry to the next meeting.

12 CHAIRWOMAN STAR: Second?

13 MR. KANG: I'll second it.

14 MR. NOH: Roll call.

15 MS. HANRAHAN: Star?

16 CHAIRWOMAN STAR: Yes.

17 MS. HANRAHAN: Aufiero?

18 VICE CHAIRMAN AUFIERO: Yes.

19 MS. HANRAHAN: Tarbocchia?

20 MS. TARABOCCHIA: Yes.

21 MS. HANRAHAN: Park?

22 MR. J. PARK: Yes.

23 MS. HANRAHAN: Kang?

24 MR. KANG: Yes.

25 MS. HANRAHAN: Han?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. HAN: Yes.
 2 MS. HANRAHAN: Kim?
 3 MR. KIM: Yes.
 4 MS. HANRAHAN: Park?
 5 MR. H. PARK: Yes.
 6 CHAIRWOMAN STAR: Okay.
 7 MR. NOH: Okay. I have one
 8 memorialization, so I'll just make it very quick.
 9 It's Application No. 25-SP07.
 10 Applicant's name is Yeon Hee Kyeoung, Y-E-O-N space
 11 H-E-E space K-Y-E-O-U-N-G, care of Jungsun,
 12 J-U-N-G-S-U-N, L-E-E is the last name.
 13 This concerns the property 261-263
 14 Broad Avenue, Unit 1C as in cat and it's Tax Lot 215,
 15 and Lot 8.
 16 Applicant filed for change of permitted
 17 use on April 8, 2025 and the application -- applicant
 18 was represented by Daniel C. Bae, attorney for the
 19 applicant and the application was subsequently deemed
 20 complete.
 21 And the applicant appeared before the
 22 planning board at its regular meeting of April 23rd,
 23 2025 for the hearing in connection with this
 24 application.
 25 Here's the finding of facts made by the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 planning board at the time: The property in question
 2 is located in the B-1 zoning district and the
 3 property is further identified as Block 215, Lot 8,
 4 mailing address, 261-263 Broad Avenue, Unit No. 1C.
 5 The former use was a dental office and
 6 the proposed change of use is to a retail store for
 7 pet supplies and pet accessories.
 8 And the applicant testified that there
 9 won't be any grooming or boarding of any pets and
 10 this is strictly for retail purpose only and the
 11 premises based on the site plan submitted is about
 12 1,000 square footage and there won't be any seating
 13 areas and there will be only one employee and there
 14 is no parking space available for the building, so
 15 business will rely on-street parking.
 16 The hours of operation will be from
 17 Monday to Saturday, 10 a.m. to 8 p.m., Sunday closed.
 18 And as the board found that the
 19 applicant's proposed use of the premises met all the
 20 zoning requirements.
 21 CHAIRWOMAN STAR: Okay.
 22 Motion to accept this memorialization?
 23 MR. KIM: I make a motion to accept the
 24 memorialization.
 25 CHAIRWOMAN STAR: Second?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TARABOCHIA: I'll second it.
 2 MS. HANRAHAN: Star?
 3 CHAIRWOMAN STAR: Yes.
 4 MS. HANRAHAN: Aufiero?
 5 VICE CHAIRMAN AUFIERO: Yes.
 6 MS. HANRAHAN: Tarbochia?
 7 MS. TARABOCCHIA: Yes.
 8 MS. HANRAHAN: Park?
 9 MR. J. PARK: Yes.
 10 MS. HANRAHAN: Kang?
 11 MR. KANG: I cannot, I wasn't here for
 12 the meeting last month.
 13 MS. HANRAHAN: Han?
 14 MR. HAN: Yes.
 15 MS. HANRAHAN: Kim?
 16 MR. KIM: Yes.
 17 MS. HANRAHAN: Park?
 18 MR. H. PARK: Yes.
 19 MR. NOH: Mr. Park wasn't at the
 20 meeting, so...
 21 MR. J. PARK: I wasn't here.
 22 CHAIRWOMAN STAR: Okay.
 23 Any old business?
 24 (No Response.)
 25 CHAIRWOMAN STAR: New business?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 (No Response.)
 2 CHAIRWOMAN STAR: Motion to adjourn?
 3 MR. KIM: Motion at adjourn, second,
 4 third, fourth.
 5 Bye, everyone, love you guys.
 6 Let's go Knicks. Write that down,
 7 let's go Knicks.
 8 (Whereupon, this meeting is concluded.)
 9 Time noted: 9:01 p.m.)
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

C E R T I F I C A T E

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote Online Notary Public, Notary ID. #1810618, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and RON Notary
Public Notary ID. #1810618, Notary
Expiration Date May 27, 2028

Dated: _____

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

#	<p>128 [1] - 3:15 129 [1] - 5:4 12th [4] - 96:15, 96:19, 97:5 13 [1] - 3:8 13:43-5.9 [1] - 133:10 14 [3] - 3:8, 88:21, 89:14 140 [1] - 25:21 141 [1] - 11:19 15 [26] - 1:9, 1:12, 3:9, 3:10, 3:15, 3:17, 22:9, 23:13, 23:14, 24:21, 25:3, 33:5, 33:9, 37:7, 42:15, 44:23, 47:17, 51:9, 56:19, 60:13, 71:10, 93:20, 94:13, 121:17, 128:6 150 [1] - 81:20 153,000 [2] - 61:25, 67:23 1555 [1] - 2:14 16 [5] - 1:16, 3:7, 4:11, 84:22, 89:1 17-feet [1] - 50:21 175 [2] - 25:21, 82:4 175,000 [2] - 61:24, 67:24 18 [1] - 3:9 1923 [1] - 108:14 1955 [2] - 108:12, 108:13 1980s [1] - 92:5 1983 [1] - 93:1 1C [4] - 1:19, 5:4, 129:14, 130:4</p>	<p>60:6, 60:14, 60:18, 81:25, 107:23, 108:12, 121:17 21-23 [3] - 1:17, 4:18, 85:1 215 [4] - 1:19, 5:4, 129:14, 130:3 22 [5] - 3:15, 51:10, 51:24, 107:23, 108:13 224 [2] - 1:6, 3:5 225 [1] - 65:6 23 [3] - 3:18, 107:23, 108:14 23rd [1] - 129:22 25 [1] - 124:18 25-SP06 [1] - 2:16 25-SP07 [1] - 129:9 25th [2] - 125:3, 125:4 261-263 [4] - 1:19, 5:4, 129:13, 130:4 27 [1] - 133:16 28th [2] - 25:8, 60:25</p>	4	<p>4 [10] - 1:10, 1:11, 3:15, 3:17, 25:4, 88:13, 109:13, 124:11, 124:21, 126:3 40 [8] - 97:9, 97:17, 102:11, 102:15, 112:21, 113:13, 113:23, 114:3 400 [1] - 78:25 408 [1] - 61:21 40A:12A-14 [4] - 84:21, 87:2, 105:22, 122:22 40A:12A-7f [1] - 22:22 42 [1] - 3:20 420 [4] - 1:16, 4:11, 84:21, 89:1 432 [4] - 1:7, 3:12, 21:19, 127:17 44 [1] - 3:21 45 [1] - 87:21 450 [21] - 1:16, 4:11, 56:3, 58:1, 84:22, 86:2, 86:4, 86:24, 88:7, 88:25, 90:19, 90:22, 91:10, 93:21, 94:2, 94:7, 96:16, 97:5, 100:5, 109:12 456 [3] - 1:5, 3:4, 10:4 46 [9] - 28:7, 34:24, 44:5, 48:17, 80:10, 80:15, 115:1, 120:21, 121:1 460 [1] - 2:11 462 [5] - 3:24, 4:15, 55:18, 91:8, 100:8 464 [3] - 91:9, 93:19, 100:8 47 [1] - 3:20</p>	6	<p>6 [1] - 64:20 6.2 [1] - 60:21 60 [2] - 4:4, 27:3 600 [2] - 79:2, 80:7 617 [4] - 1:17, 4:18, 85:1, 107:23 62 [1] - 4:5 65 [3] - 68:6, 68:16, 68:24</p>
•				7	<p>7 [3] - 38:6, 111:14 70 [1] - 27:1 700 [3] - 65:10, 80:17, 82:18 72 [1] - 4:6 75 [1] - 79:23 76 [2] - 4:6, 4:7 77 [2] - 4:5, 4:7 775 [1] - 79:17 78 [1] - 28:12 7:07 [2] - 1:2, 7:18</p>	
0	<p>0.1 [2] - 69:6, 82:11 0.25 [1] - 82:15 0.37 [1] - 107:24 0.39 [1] - 89:2 07011 [1] - 2:15 07650 [1] - 2:11</p>	3		8	<p>8 [13] - 1:8, 1:19, 3:13, 5:4, 38:6, 38:7, 42:14, 62:13, 65:17, 129:15, 129:17, 130:3, 130:17 80 [3] - 4:7, 4:8, 97:14 82 [1] - 4:8 84 [1] - 4:11 85 [3] - 4:12, 4:13, 4:15 850 [3] - 79:3, 79:17, 79:24 862)357-6024 [1] - 2:15</p>	
1	<p>1 [7] - 1:12, 4:3, 29:7, 60:3, 60:19, 67:5, 82:11 1(A) [1] - 16:17 1,000 [1] - 130:12 10 [3] - 97:16, 111:14, 130:17 10,000 [2] - 69:6, 82:5 100 [5] - 4:14, 68:5, 69:9, 102:13, 113:14 102 [3] - 4:13, 61:22, 66:21 106 [2] - 4:18, 4:19 109 [1] - 4:20 10th [1] - 68:19 11 [2] - 3:6, 89:9 110 [2] - 4:21, 4:22 111 [2] - 4:20, 4:23 112 [1] - 4:22 113 [2] - 4:21, 4:23 115 [2] - 4:22, 4:24 11th [7] - 3:24, 4:15, 55:18, 91:9, 92:19, 93:19, 100:5 12 [4] - 1:6, 3:5, 3:7, 52:20 120 [1] - 4:21 121 [2] - 4:22, 4:23 125 [1] - 69:9 127 [1] - 3:13</p>	<p>3 [14] - 1:4, 1:10, 1:11, 2:16, 3:3, 3:15, 3:17, 9:19, 10:3, 15:24, 23:20, 25:4, 85:7, 126:3 30 [5] - 3:19, 30:21, 64:2, 92:4, 97:16 30-foot [1] - 97:6 300 [1] - 17:24 301 [1] - 2:11 30th [2] - 124:11, 124:13 31 [2] - 3:19, 3:20 32 [1] - 3:19 320 [2] - 1:8, 3:13 33 [4] - 3:21, 117:9, 118:23, 120:16 33-residential-unit [1] - 118:23 33A [3] - 3:23, 4:25, 54:6 34 [1] - 3:19 347 [1] - 80:15 35 [4] - 3:21, 25:22, 106:25, 114:3 35-39 [6] - 1:17, 4:18, 85:2, 88:8, 107:4, 107:22 356 [3] - 15:24, 23:20, 85:7 38 [1] - 3:22 39 [3] - 28:13, 30:20, 49:9</p>	5	<p>5 [2] - 88:16, 109:14 50 [9] - 68:6, 68:16, 68:22, 87:8, 91:5, 97:17, 108:8, 108:17 50-year-old [1] - 109:2 505 [9] - 1:10, 1:11, 1:12, 3:15, 3:17, 4:3, 25:4, 60:3, 60:19 510 [2] - 61:20, 77:15 53 [2] - 3:21, 3:23 55 [1] - 3:24 550 [1] - 80:16 588-0695 [1] - 2:12 5th [1] - 68:19</p>	9	<p>9 [5] - 3:5, 30:22, 31:7, 31:12, 107:18 91 [1] - 4:15 9:01 [1] - 132:9</p>
	2			A	<p>a.. [1] - 42:16 a.m [1] - 130:17 A/K/A [8] - 1:11, 1:12, 1:16, 1:17, 3:17, 4:3, 4:11, 4:18 AA [1] - 108:2 abatement [3] - 87:14, 103:6, 103:11</p>	

<p>abatements [2] - 94:25, 107:13</p> <p>Abbie [2] - 99:2, 99:3</p> <p>ability [4] - 31:11, 32:25, 70:7, 95:9</p> <p>able [5] - 15:15, 20:5, 42:3, 52:9, 118:1</p> <p>ABSENT [3] - 2:4, 2:5, 2:7</p> <p>absorb [1] - 74:15</p> <p>abuts [2] - 92:19, 96:16</p> <p>abutted [1] - 94:1</p> <p>abutting [1] - 91:9</p> <p>accept [6] - 58:22, 58:23, 58:24, 58:25, 130:22, 130:23</p> <p>acceptable [1] - 50:7</p> <p>access [3] - 70:15, 96:23, 96:24</p> <p>accessories [1] - 130:7</p> <p>accessory [1] - 69:2</p> <p>accommodate [4] - 37:24, 41:2, 63:18, 79:14</p> <p>accordance [4] - 20:6, 25:10, 61:10, 86:23</p> <p>according [3] - 31:10, 32:7, 49:9</p> <p>accordingly [1] - 10:20</p> <p>accurate [1] - 71:4</p> <p>acknowledged [1] - 10:18</p> <p>acquire [1] - 67:9</p> <p>acquisition [1] - 29:18</p> <p>acres [4] - 25:6, 60:21, 89:3, 107:24</p> <p>Act [2] - 27:16, 65:14</p> <p>action [3] - 83:14, 133:8, 133:9</p> <p>active [1] - 89:24</p> <p>actual [1] - 95:16</p> <p>add [4] - 15:13, 69:16, 69:18, 71:18</p> <p>added [5] - 69:12, 70:14, 126:24, 127:1, 127:5</p> <p>adding [1] - 69:1</p> <p>addition [1] - 16:18</p> <p>additional [12] - 10:11, 31:11, 31:12, 32:18, 39:23, 41:4, 52:15, 54:13, 69:2, 69:12, 70:2, 78:9</p> <p>address [7] - 54:5, 91:7, 100:2, 100:4, 100:7, 100:8, 130:4</p> <p>addressed [1] - 96:5</p>	<p>adequate [1] - 98:16</p> <p>adjacent [2] - 44:5, 44:6</p> <p>adjoining [1] - 70:15</p> <p>adjourn [2] - 132:2, 132:3</p> <p>adjourned [1] - 22:10</p> <p>Adjustment [2] - 21:9, 21:13</p> <p>adjustment [1] - 113:5</p> <p>Administrative [1] - 133:10</p> <p>adopt [14] - 29:22, 29:24, 30:6, 58:20, 59:4, 59:6, 72:10, 83:16, 83:18, 83:20, 86:17, 86:18, 105:22, 122:22</p> <p>adopted [3] - 58:19, 59:3, 83:15</p> <p>adopting [1] - 30:7</p> <p>adopts [1] - 26:8</p> <p>advantage [2] - 90:16, 90:17</p> <p>adversarial [1] - 91:22</p> <p>advised [1] - 10:11</p> <p>advisory [2] - 87:19, 107:15</p> <p>aerial [5] - 88:24, 89:8, 89:11, 89:14, 107:20</p> <p>aesthetics [1] - 70:11</p> <p>affect [1] - 32:25</p> <p>affirm [1] - 11:15</p> <p>Affordability [2] - 27:16, 65:14</p> <p>affordable [11] - 25:22, 25:23, 27:14, 27:17, 39:5, 41:22, 52:16, 61:22, 66:18, 66:21, 77:9</p> <p>afternoon [1] - 9:25</p> <p>afterwards [1] - 119:12</p> <p>age [2] - 108:1, 109:5</p> <p>age-related [1] - 108:1</p> <p>agent [1] - 133:8</p> <p>aging [2] - 40:14, 87:12</p> <p>ago [7] - 14:1, 56:22, 81:17, 97:9, 99:2, 111:18, 115:17</p> <p>agree [1] - 57:3</p> <p>agreed [2] - 43:18, 57:3</p> <p>agreement [2] - 43:19, 119:15</p> <p>ahead [1] - 31:19</p> <p>AICP [9] - 2:20, 3:10, 3:18, 4:4, 4:12, 4:19, 15:23, 23:19, 85:6</p>	<p>air [2] - 63:13, 68:14</p> <p>Ali [1] - 10:1</p> <p>ALI [1] - 2:14</p> <p>Allegiance [2] - 6:4, 6:6</p> <p>alleviate [1] - 39:21</p> <p>allows [5] - 87:3, 87:15, 103:10, 103:12, 103:14</p> <p>ALTERNATE [2] - 2:7, 2:8</p> <p>ambitious [1] - 119:6</p> <p>amended [1] - 66:5</p> <p>Amendment [1] - 52:23</p> <p>amendments [2] - 65:20, 72:4</p> <p>amenities [6] - 26:4, 26:20, 27:20, 27:21, 66:1, 67:12</p> <p>amenity [1] - 66:2</p> <p>amount [1] - 32:16</p> <p>analysis [3] - 75:24, 82:24, 107:17</p> <p>and.. [1] - 49:21</p> <p>angle [1] - 94:7</p> <p>answer [9] - 10:22, 14:7, 16:22, 54:14, 57:13, 103:21, 109:17, 113:22, 114:5</p> <p>answered [2] - 26:24, 58:7</p> <p>Anthony [1] - 92:7</p> <p>anticipated [1] - 34:11</p> <p>anticipates [1] - 25:13</p> <p>apartment [5] - 77:18, 79:18, 79:19, 81:9, 121:2</p> <p>apologize [4] - 24:12, 24:13, 95:22, 102:25</p> <p>appeared [2] - 10:9, 129:21</p> <p>appended [3] - 86:8, 89:7, 108:9</p> <p>applicable [1] - 70:19</p> <p>applicant [11] - 10:25, 19:1, 63:10, 70:1, 74:4, 115:5, 129:16, 129:17, 129:19, 129:21, 130:8</p> <p>Applicant [1] - 2:16</p> <p>Applicant's [1] - 129:10</p> <p>applicant's [1] - 130:19</p> <p>application [48] - 10:3, 10:10, 10:20, 15:21, 19:8, 31:2, 31:4, 33:23, 35:21,</p>	<p>37:2, 43:23, 50:8, 56:5, 56:20, 64:16, 65:19, 65:22, 66:7, 67:3, 67:8, 67:10, 72:7, 72:20, 72:24, 73:9, 74:23, 85:23, 85:25, 95:11, 95:16, 95:25, 102:3, 109:7, 111:20, 111:22, 112:10, 115:11, 115:16, 115:17, 118:17, 119:6, 119:18, 129:17, 129:19, 129:24</p> <p>Application [1] - 129:9</p> <p>applications [4] - 33:21, 37:15, 56:15, 123:24</p> <p>apply [2] - 42:22, 87:4</p> <p>applying [1] - 86:13</p> <p>appreciate [2] - 102:21, 102:23</p> <p>appropriate [11] - 34:18, 43:25, 46:5, 62:6, 68:14, 70:23, 71:17, 71:22, 73:1, 126:8</p> <p>approval [2] - 70:6, 119:19</p> <p>approve [7] - 7:10, 7:19, 41:16, 51:1, 76:16, 114:10, 119:11</p> <p>approved [4] - 52:24, 112:9, 117:16, 119:23</p> <p>April [4] - 25:8, 60:25, 129:17, 129:22</p> <p>architectural [1] - 70:11</p> <p>area [67] - 21:4, 25:6, 25:7, 28:11, 29:2, 29:16, 29:23, 31:14, 31:17, 32:19, 34:8, 34:18, 35:5, 39:7, 39:24, 39:25, 40:7, 40:14, 40:22, 41:6, 41:14, 42:6, 42:11, 44:20, 45:1, 45:23, 47:4, 47:12, 49:13, 49:17, 58:3, 60:15, 60:20, 60:24, 63:12, 64:22, 64:24, 65:3, 68:22, 68:24, 84:20, 86:13, 87:3, 87:13, 89:2, 90:1, 90:11, 92:4, 96:9, 98:19, 99:17, 100:16, 102:19, 105:20,</p>	<p>105:21, 107:9, 107:24, 108:15, 109:2, 109:3, 115:6, 118:4, 122:20, 122:21</p> <p>Area [2] - 29:7, 67:5</p> <p>areas [6] - 1:15, 4:10, 4:17, 44:17, 52:17, 130:13</p> <p>ARLENE [1] - 2:3</p> <p>arranged [1] - 89:17</p> <p>arrears [1] - 87:10</p> <p>aside [2] - 25:23, 61:23</p> <p>asleep [1] - 23:7</p> <p>Associates [5] - 1:9, 3:14, 10:2, 22:8, 128:6</p> <p>assume [1] - 96:21</p> <p>attorney [6] - 56:8, 57:23, 98:7, 102:7, 110:3, 129:18</p> <p>AUDIENCE [8] - 24:6, 24:13, 104:9, 104:12, 104:15, 111:25, 112:3, 112:13</p> <p>Audience [2] - 61:2, 61:7</p> <p>AUFIERO [25] - 2:3, 6:14, 8:2, 9:4, 11:4, 12:5, 19:6, 19:17, 22:12, 31:23, 32:11, 32:20, 59:9, 59:13, 76:23, 77:2, 84:2, 105:25, 106:9, 110:5, 123:1, 123:8, 128:10, 128:18, 131:5</p> <p>Aufiero [15] - 3:20, 4:7, 4:21, 6:3, 6:7, 6:13, 8:1, 9:3, 19:16, 59:12, 84:1, 106:8, 123:7, 128:17, 131:4</p> <p>August [2] - 88:21, 89:14</p> <p>authority [1] - 71:22</p> <p>available [2] - 14:2, 130:14</p> <p>Ave [5] - 1:5, 1:19, 2:14, 3:4, 30:17</p> <p>AVE [1] - 5:4</p> <p>Avenue [50] - 1:7, 1:9, 1:12, 1:13, 1:17, 3:12, 3:15, 3:17, 3:23, 4:3, 4:18, 4:25, 10:4, 15:24, 21:19, 22:9, 23:13, 23:20, 24:22, 25:4, 28:4, 28:6, 28:15, 31:15,</p>
--	---	---	--	---

32:15, 33:5, 33:6, 34:6, 40:11, 44:9, 45:17, 46:2, 46:25, 47:16, 54:6, 60:4, 60:6, 60:18, 68:23, 81:19, 85:2, 85:7, 107:5, 107:22, 114:17, 127:17, 128:6, 129:14, 130:4 average [3] - 17:10, 68:5, 68:6 aware [2] - 39:9, 110:20	40:21, 80:8, 122:1 bike [4] - 69:5, 82:9, 82:12, 82:13 bikes [1] - 69:10 bills [2] - 8:19, 8:22 birth [1] - 105:2 bit [11] - 31:19, 34:25, 35:19, 44:12, 46:8, 60:22, 68:7, 86:12, 86:15, 99:7, 120:9 blight [1] - 89:25 Block [22] - 1:6, 1:8, 1:10, 1:11, 1:12, 1:16, 1:17, 1:19, 3:5, 3:13, 3:15, 3:17, 4:3, 4:11, 4:18, 25:4, 60:3, 60:19, 84:21, 85:1, 107:23, 130:3 BLOCK [1] - 5:4 blocks [1] - 45:21 board [60] - 10:10, 10:19, 10:23, 21:4, 21:6, 21:9, 24:2, 24:5, 24:8, 30:3, 30:14, 31:3, 32:24, 33:21, 38:23, 47:14, 49:24, 50:9, 52:4, 52:10, 52:23, 53:21, 55:24, 56:5, 56:13, 56:15, 56:17, 56:20, 57:1, 57:20, 58:17, 59:1, 65:24, 66:9, 69:19, 72:8, 75:23, 83:13, 88:2, 88:5, 90:9, 94:9, 95:8, 96:7, 96:12, 99:9, 102:3, 105:19, 109:6, 109:20, 113:4, 115:18, 118:18, 119:19, 122:19, 125:23, 129:22, 130:1, 130:18, 133:6 BOARD [2] - 1:1, 2:1 Board [14] - 1:10, 1:13, 2:12, 3:16, 4:3, 4:9, 4:16, 6:2, 10:1, 21:8, 21:9, 21:13, 22:21, 84:18 board's [3] - 29:20, 87:17, 107:14 Board/Professional [5] - 3:7, 3:18, 4:5, 4:13, 4:20 boarding [1] - 130:9 body [26] - 22:25, 26:8, 29:24, 30:5, 36:9, 57:2, 58:18, 58:20, 59:2, 59:4, 72:9, 74:13, 83:14,	83:16, 86:8, 86:16, 87:22, 88:1, 90:10, 95:9, 96:13, 109:7, 125:6, 125:9, 125:25, 133:6 body's [5] - 1:14, 4:9, 4:16, 84:19, 96:8 bolster [1] - 86:20 bolts [1] - 107:16 bongs [2] - 11:6, 16:11 Borough [28] - 16:4, 23:1, 23:25, 29:1, 34:2, 36:15, 36:23, 38:1, 39:12, 40:13, 43:17, 44:4, 46:10, 46:16, 66:17, 70:20, 70:24, 70:25, 73:23, 74:2, 74:6, 74:20, 86:21, 88:22, 107:19, 118:25, 120:2, 120:8 BOROUGH [2] - 1:1, 2:20 Borough's [11] - 19:9, 25:5, 25:25, 26:2, 28:8, 28:21, 60:20, 88:18, 89:2, 107:8, 109:16 bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	113:9 Builder's [5] - 42:4, 46:9, 113:2, 113:6, 119:2 building [44] - 25:18, 26:25, 27:7, 32:9, 40:22, 42:13, 44:2, 47:21, 57:11, 62:17, 62:24, 63:1, 63:8, 63:19, 63:20, 65:4, 65:5, 68:3, 68:4, 68:5, 68:10, 68:13, 68:20, 68:24, 69:14, 69:15, 81:10, 81:11, 81:17, 98:10, 108:21, 111:14, 111:17, 112:1, 112:21, 117:14, 118:11, 118:23, 119:8, 120:17, 120:19, 121:3, 121:11, 130:14 buildings [12] - 40:9, 44:18, 47:18, 63:11, 63:12, 63:14, 63:24, 64:1, 81:15, 97:15, 97:17, 110:4 built [6] - 38:5, 108:12, 108:13, 108:14, 120:25 bulk [5] - 26:17, 42:11, 60:9, 65:17, 114:8 bunch [1] - 117:18 burden [1] - 47:12 bus [1] - 117:1 business [8] - 10:7, 12:11, 15:11, 18:13, 20:23, 130:15, 131:23, 131:25 businesses [1] - 10:15 busy [1] - 124:2 buy [1] - 17:17 buying [1] - 17:16 BY [2] - 2:10, 2:14 bye [1] - 132:5 bypassed [2] - 56:12, 57:21	131:11 car [5] - 82:16, 82:17, 116:13, 116:14, 116:16 care [2] - 128:2, 129:11 careful [1] - 100:23 carefully [1] - 38:15 carried [3] - 127:18, 127:19, 128:7 carry [3] - 127:13, 128:8, 128:11 cars [1] - 116:1 CARUCCI [3] - 2:23, 133:3, 133:14 Case [3] - 1:4, 2:16, 9:19 CASE [1] - 5:3 case [13] - 1:6, 1:8, 1:18, 3:3, 3:11, 3:14, 9:18, 11:9, 21:18, 22:17, 73:7, 101:15, 106:23 cases [1] - 128:9 cat [1] - 129:14 Center [2] - 75:19, 77:4 center [2] - 28:13, 72:1 certain [9] - 12:22, 39:19, 40:4, 55:7, 63:18, 68:20, 76:15, 120:5, 120:6 certainly [3] - 15:16, 23:14, 24:10 CERTIFIED [1] - 2:24 Certified [1] - 133:4 certify [1] - 133:5 Chair [1] - 7:11 CHAIRMAN [25] - 2:3, 6:14, 8:2, 9:4, 11:4, 12:5, 19:6, 19:17, 22:12, 31:23, 32:11, 32:20, 59:9, 59:13, 76:23, 77:2, 84:2, 105:25, 106:9, 110:5, 123:1, 123:8, 128:10, 128:18, 131:5 Chairman [1] - 6:7 Chairwoman [7] - 3:8, 3:20, 4:6, 4:7, 4:21, 19:7, 21:3 CHAIRWOMAN [151] - 2:3, 6:1, 6:8, 6:12, 7:6, 7:15, 7:21, 7:25, 8:18, 8:24, 9:2, 9:18, 9:24, 10:24, 11:2, 12:6, 12:9, 14:3, 15:14, 18:2, 18:20,
B				
B-1 [1] - 130:2 bad [1] - 41:4 Bae [1] - 129:18 barely [1] - 80:17 based [15] - 19:8, 20:10, 24:4, 35:13, 37:4, 41:20, 44:15, 55:2, 63:22, 66:11, 72:24, 73:10, 83:12, 108:16, 130:11 bat [1] - 60:12 became [1] - 116:2 bedroom [10] - 73:3, 73:4, 77:10, 78:24, 79:18, 80:8, 80:16, 81:7 bedrooms [8] - 65:13, 77:11, 79:2, 79:3, 79:14, 79:16, 79:21, 80:16 begin [3] - 64:20, 65:17, 71:14 beginning [1] - 78:1 behalf [1] - 10:2 BEHIND [1] - 27:9 BEING [1] - 2:2 below [2] - 63:3, 63:19 beneficial [1] - 43:22 benefit [3] - 38:25, 39:4, 87:13 benefits [4] - 101:21, 103:15, 107:12, 120:5 Bergen [2] - 2:11, 70:20 best [1] - 39:16 better [2] - 32:21, 48:16 between [6] - 33:8, 43:16, 43:17, 63:14, 65:11, 82:21 bicycles [2] - 82:7, 82:8 big [5] - 18:13, 38:5,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,
C				
B-1 [1] - 130:2 bad [1] - 41:4 Bae [1] - 129:18 barely [1] - 80:17 based [15] - 19:8, 20:10, 24:4, 35:13, 37:4, 41:20, 44:15, 55:2, 63:22, 66:11, 72:24, 73:10, 83:12, 108:16, 130:11 bat [1] - 60:12 became [1] - 116:2 bedroom [10] - 73:3, 73:4, 77:10, 78:24, 79:18, 80:8, 80:16, 81:7 bedrooms [8] - 65:13, 77:11, 79:2, 79:3, 79:14, 79:16, 79:21, 80:16 begin [3] - 64:20, 65:17, 71:14 beginning [1] - 78:1 behalf [1] - 10:2 BEHIND [1] - 27:9 BEING [1] - 2:2 below [2] - 63:3, 63:19 beneficial [1] - 43:22 benefit [3] - 38:25, 39:4, 87:13 benefits [4] - 101:21, 103:15, 107:12, 120:5 Bergen [2] - 2:11, 70:20 best [1] - 39:16 better [2] - 32:21, 48:16 between [6] - 33:8, 43:16, 43:17, 63:14, 65:11, 82:21 bicycles [2] - 82:7, 82:8 big [5] - 18:13, 38:5,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,
C				
B-1 [1] - 130:2 bad [1] - 41:4 Bae [1] - 129:18 barely [1] - 80:17 based [15] - 19:8, 20:10, 24:4, 35:13, 37:4, 41:20, 44:15, 55:2, 63:22, 66:11, 72:24, 73:10, 83:12, 108:16, 130:11 bat [1] - 60:12 became [1] - 116:2 bedroom [10] - 73:3, 73:4, 77:10, 78:24, 79:18, 80:8, 80:16, 81:7 bedrooms [8] - 65:13, 77:11, 79:2, 79:3, 79:14, 79:16, 79:21, 80:16 begin [3] - 64:20, 65:17, 71:14 beginning [1] - 78:1 behalf [1] - 10:2 BEHIND [1] - 27:9 BEING [1] - 2:2 below [2] - 63:3, 63:19 beneficial [1] - 43:22 benefit [3] - 38:25, 39:4, 87:13 benefits [4] - 101:21, 103:15, 107:12, 120:5 Bergen [2] - 2:11, 70:20 best [1] - 39:16 better [2] - 32:21, 48:16 between [6] - 33:8, 43:16, 43:17, 63:14, 65:11, 82:21 bicycles [2] - 82:7, 82:8 big [5] - 18:13, 38:5,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10, 55:19, 55:23, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:2,	bottom [1] - 94:14 boulders [1] - 97:7 Boulevard [7] - 1:16, 2:11, 4:11, 84:22, 86:24, 90:19, 98:17 brand [1] - 17:16 break [3] - 77:8, 77:9, 77:10 bridge [2] - 31:24, 31:25 briefly [3] - 26:1, 26:23, 86:25 bring [8] - 23:3, 38:20, 71:16, 91:22, 92:17, 101:9, 118:14 bringing [2] - 118:6, 118:7 BROAD [1] - 5:4 Broad [8] - 1:5, 1:19, 3:4, 10:4, 114:16, 114:24, 129:14, 130:4 brought [2] - 94:8, 103:25 buffering [1] - 70:9 build [5] - 73:22, 76:3, 76:6, 111:16, 118:11 builder's [11] - 39:10		

<p>18:22, 19:3, 19:11, 19:15, 20:17, 20:25, 21:12, 21:17, 21:22, 21:24, 22:4, 22:7, 22:19, 30:15, 32:23, 34:3, 38:22, 47:13, 52:3, 53:3, 53:5, 53:18, 53:20, 53:23, 55:9, 55:14, 55:16, 58:12, 58:15, 58:23, 59:7, 59:11, 60:1, 61:5, 61:8, 72:11, 72:13, 72:17, 73:12, 73:16, 73:19, 73:22, 73:25, 74:8, 74:11, 74:17, 74:25, 75:3, 75:5, 75:8, 75:12, 75:15, 76:1, 76:5, 76:8, 76:11, 76:18, 76:22, 77:16, 78:3, 78:7, 78:10, 78:21, 79:6, 79:10, 79:13, 79:22, 81:21, 81:24, 82:1, 83:2, 83:5, 83:9, 83:20, 83:23, 83:25, 84:15, 84:25, 85:12, 86:5, 90:23, 91:1, 104:7, 104:11, 104:14, 105:14, 105:18, 106:2, 106:5, 106:7, 107:3, 109:19, 114:11, 117:3, 117:5, 122:9, 122:12, 122:15, 122:19, 123:3, 123:6, 123:21, 123:25, 124:3, 124:7, 124:15, 124:18, 124:23, 125:2, 125:4, 125:11, 125:14, 126:15, 126:18, 126:25, 127:6, 127:10, 127:14, 127:19, 127:23, 128:5, 128:12, 128:16, 129:6, 130:21, 130:25, 131:3, 131:22, 131:25, 132:2</p> <p>chance [3] - 7:7, 35:22, 47:6</p> <p>CHANG [1] - 2:10</p> <p>Change [3] - 1:4, 1:18, 3:3</p> <p>change [14] - 9:19, 10:3, 57:3, 62:25, 65:22, 67:24, 68:12, 69:7, 71:11, 82:10, 119:22, 119:25, 129:16, 130:6</p>	<p>CHANGE [1] - 5:3</p> <p>changed [4] - 57:8, 68:4, 70:17, 118:22</p> <p>changes [3] - 64:14, 65:8, 72:3</p> <p>changing [1] - 67:22</p> <p>character [1] - 28:25</p> <p>charge [2] - 17:6, 105:1</p> <p>check [1] - 114:4</p> <p>children [8] - 72:23, 72:25, 73:5, 73:10, 74:3, 75:21, 76:16, 79:9</p> <p>CHO [13] - 54:1, 54:4, 54:6, 54:8, 54:17, 54:20, 54:24, 55:3, 117:9, 117:12, 119:4, 119:9, 119:21</p> <p>Cho [4] - 3:23, 4:24, 54:4, 117:9</p> <p>choice [2] - 46:12, 46:13</p> <p>chokepoint [2] - 35:2, 48:14</p> <p>chose [1] - 29:22</p> <p>CHRIS [1] - 2:3</p> <p>cigar [1] - 14:24</p> <p>cigarette [2] - 14:9, 14:10</p> <p>cigarettes [2] - 13:2, 13:25</p> <p>circulated [1] - 10:18</p> <p>civil [1] - 36:21</p> <p>claim [1] - 86:20</p> <p>clarification [1] - 69:12</p> <p>clarify [1] - 120:15</p> <p>clear [3] - 64:23, 73:8, 76:13</p> <p>client [1] - 10:15</p> <p>Cliffside [1] - 18:11</p> <p>Clifton [1] - 2:15</p> <p>close [8] - 9:23, 9:24, 19:4, 32:9, 38:2, 58:16, 83:10, 122:15</p> <p>closed [1] - 130:17</p> <p>closer [3] - 44:18, 64:2, 115:1</p> <p>COAH [1] - 52:16</p> <p>code [1] - 63:22</p> <p>Code [1] - 133:11</p> <p>codes [2] - 44:14, 44:15</p> <p>collapse [1] - 93:24</p> <p>collection [1] - 35:15</p> <p>colors [1] - 69:24</p> <p>Columbia [8] - 1:17, 4:18, 85:2, 88:8, 107:4, 107:22,</p>	<p>121:23, 121:25</p> <p>combination [1] - 37:7</p> <p>combined [3] - 37:10, 37:13, 111:15</p> <p>coming [3] - 45:1, 72:14, 120:20</p> <p>comment [1] - 33:24</p> <p>COMMENT [3] - 3:22, 4:14, 4:24</p> <p>comments [8] - 49:25, 58:6, 58:9, 99:1, 102:5, 103:24, 105:4, 105:7</p> <p>commercial [14] - 26:16, 27:4, 27:7, 29:4, 47:18, 61:25, 65:11, 67:19, 67:20, 67:21, 68:2, 69:6, 82:4, 82:21</p> <p>Commercial [1] - 45:17</p> <p>commercial/retail [1] - 61:15</p> <p>Commission [1] - 70:25</p> <p>commission [1] - 133:6</p> <p>common [1] - 33:6</p> <p>communities [1] - 40:17</p> <p>community [4] - 28:25, 41:22, 67:6, 88:15</p> <p>complete [2] - 61:16, 129:20</p> <p>completed [3] - 33:4, 93:1, 93:5</p> <p>completely [1] - 57:21</p> <p>complex [2] - 33:1, 126:20</p> <p>compliant [1] - 108:20</p> <p>complies [1] - 133:10</p> <p>comply [2] - 11:11, 12:3</p> <p>component [8] - 25:16, 25:17, 25:21, 27:4, 27:5, 27:8, 65:12, 82:14</p> <p>conceptual [1] - 70:5</p> <p>concern [2] - 40:23, 41:15</p> <p>concerned [1] - 86:1</p> <p>concerns [2] - 40:25, 129:13</p> <p>concise [1] - 41:21</p> <p>concluded [1] - 132:8</p> <p>condemnation [5] - 25:7, 29:12, 60:24, 67:7, 90:13</p> <p>condition [3] - 39:8,</p>	<p>90:4, 107:25</p> <p>conditions [1] - 39:22</p> <p>conduct [1] - 6:3</p> <p>confusing [2] - 56:24, 68:8</p> <p>confusion [1] - 127:3</p> <p>congest [1] - 35:4</p> <p>congested [3] - 35:4, 40:1, 40:22</p> <p>conjunction [1] - 70:24</p> <p>connection [5] - 1:14, 4:10, 4:17, 84:20, 129:23</p> <p>consider [1] - 22:24</p> <p>consideration [2] - 74:11, 75:9</p> <p>considerations [2] - 51:23, 100:11</p> <p>considered [4] - 13:4, 13:6, 115:5, 121:16</p> <p>considering [1] - 115:6</p> <p>consistency [4] - 52:21, 66:8, 88:4, 101:24</p> <p>consistent [19] - 26:1, 27:15, 28:23, 28:24, 29:5, 52:8, 52:25, 60:15, 65:13, 66:10, 66:12, 66:23, 67:2, 69:14, 70:11, 70:18, 80:1, 88:5, 88:12</p> <p>consisting [1] - 61:14</p> <p>consists [1] - 65:12</p> <p>constructed [2] - 70:18, 108:11</p> <p>construction [1] - 81:18</p> <p>Consultant [1] - 16:4</p> <p>consulted [1] - 28:8</p> <p>contact [2] - 125:21, 125:23</p> <p>contain [1] - 26:10</p> <p>contained [2] - 88:10, 89:6</p> <p>contains [4] - 26:17, 26:19, 27:12, 27:23</p> <p>contamination [3] - 87:11, 92:3, 115:9</p> <p>context [1] - 44:1</p> <p>continued [2] - 88:17, 109:15</p> <p>continues [2] - 23:21, 85:8</p> <p>Continuing [2] - 4:1, 5:1</p> <p>contributes [1] - 89:25</p> <p>control [1] - 120:10</p>	<p>Controls [2] - 27:16, 65:14</p> <p>convenience [2] - 13:12, 13:20</p> <p>coordinate [1] - 125:19</p> <p>coordinated [2] - 40:3, 71:13</p> <p>coordination [1] - 87:16</p> <p>copy [2] - 10:13, 86:8</p> <p>corner [1] - 114:16</p> <p>Corporation [1] - 110:13</p> <p>correct [10] - 9:21, 47:7, 55:21, 56:13, 64:5, 81:4, 101:10, 109:23, 116:11, 127:9</p> <p>correctly [5] - 41:19, 42:18, 69:8, 111:13, 121:12</p> <p>Council [1] - 86:21</p> <p>council [1] - 87:20</p> <p>Counsel [2] - 2:12, 2:16</p> <p>County [1] - 70:20</p> <p>county [3] - 18:5, 30:24, 41:10</p> <p>couple [3] - 79:15, 81:17, 102:18</p> <p>course [4] - 10:21, 11:11, 32:21, 53:8</p> <p>court [5] - 73:7, 119:3, 122:7, 122:14, 133:6</p> <p>Court [1] - 133:4</p> <p>COURT [4] - 2:24, 61:3, 80:12, 117:10</p> <p>courts [1] - 73:6</p> <p>cover [3] - 53:8, 63:7</p> <p>coverage [7] - 27:2, 65:7, 68:3, 68:4, 68:5, 68:10, 68:21</p> <p>covered [1] - 52:6</p> <p>create [4] - 44:19, 45:22, 63:24, 64:2</p> <p>created [1] - 133:6</p> <p>creates [1] - 31:7</p> <p>criteria [11] - 26:20, 55:7, 89:20, 99:17, 100:3, 100:10, 101:3, 108:3, 108:5, 109:4</p> <p>critical [1] - 48:12</p> <p>curb [4] - 31:24, 32:1, 32:3, 32:5</p> <p>curious [1] - 119:10</p> <p>current [7] - 30:10, 30:16, 39:21, 71:25, 91:11, 93:12, 94:21</p>
---	---	--	---	--

<p>customers [2] - 17:11, 17:15</p> <p>cut [3] - 32:1, 32:3, 32:5</p> <p>cuts [1] - 31:24</p> <p>CVS [3] - 13:19, 13:22, 13:24</p>	<p>51:22, 63:11, 65:15, 65:18, 68:12, 70:3, 71:25</p> <p>designate [2] - 29:23, 99:17</p> <p>designated [4] - 25:7, 60:24, 105:20, 122:21</p> <p>designation [3] - 86:14, 87:3, 103:14</p> <p>designations [1] - 120:4</p> <p>designed [1] - 35:15</p> <p>designs [1] - 35:8</p> <p>detail [4] - 12:11, 37:23, 70:22, 126:6</p> <p>detailed [5] - 10:12, 26:23, 36:11, 78:5, 82:23</p> <p>details [1] - 30:13</p> <p>deteriorated [1] - 87:7</p> <p>deterioration [1] - 90:2</p> <p>determination [4] - 54:16, 54:23, 55:8, 115:18</p> <p>develop [1] - 41:1</p> <p>developed [2] - 107:24, 119:16</p> <p>developer [14] - 41:23, 42:2, 43:17, 67:8, 70:2, 71:25, 74:5, 82:11, 103:16, 111:5, 111:9, 119:2, 120:2, 120:6</p> <p>developer's [2] - 46:9, 110:3</p> <p>developers [1] - 41:17</p> <p>Development [2] - 67:4, 110:13</p> <p>development [46] - 25:13, 25:14, 25:15, 26:12, 26:15, 26:22, 27:4, 27:12, 27:13, 27:18, 28:20, 29:6, 29:8, 32:19, 33:23, 37:7, 39:1, 39:23, 40:15, 42:19, 42:20, 44:1, 44:7, 45:17, 45:25, 46:6, 50:2, 50:8, 61:12, 61:13, 67:25, 68:2, 69:22, 73:11, 74:23, 81:1, 81:2, 89:24, 102:3, 104:17, 104:23, 105:8, 105:11, 112:22, 119:18</p> <p>developments [11] - 25:1, 37:10, 39:10, 43:20, 44:10, 46:7,</p>	<p>46:14, 46:17, 60:10, 75:22, 88:9</p> <p>different [19] - 21:9, 25:1, 25:2, 43:6, 43:7, 46:8, 57:16, 77:8, 80:2, 80:4, 80:5, 86:12, 102:18, 105:9, 110:11, 120:3, 126:4, 126:5</p> <p>ding [1] - 84:16</p> <p>Direct [1] - 3:6</p> <p>direction [1] - 34:24</p> <p>directly [3] - 62:24, 120:22, 120:24</p> <p>discriminate [1] - 72:23</p> <p>discuss [1] - 125:25</p> <p>discussed [1] - 67:13</p> <p>discussions [2] - 61:18, 62:2</p> <p>dispensary [3] - 12:19, 12:25, 14:23</p> <p>displacement [1] - 29:15</p> <p>display [2] - 20:13, 20:18</p> <p>displayed [1] - 11:9</p> <p>disrepair [2] - 40:8, 91:16</p> <p>distance [1] - 68:20</p> <p>district [3] - 29:3, 108:2, 130:2</p> <p>document [11] - 28:15, 28:19, 28:24, 30:4, 30:6, 70:8, 71:7, 72:4, 85:18, 108:10, 109:10</p> <p>documentation [4] - 10:12, 18:8, 35:12, 88:23</p> <p>documents [3] - 53:2, 66:16, 88:4</p> <p>dollars [1] - 57:19</p> <p>Donald [1] - 104:2</p> <p>done [14] - 24:24, 34:1, 36:15, 40:16, 41:19, 68:17, 74:19, 81:17, 92:5, 96:18, 97:10, 124:13, 124:20, 126:9</p> <p>door [2] - 31:20, 45:3</p> <p>DOT [10] - 28:9, 31:1, 31:2, 32:13, 34:16, 34:17, 54:15, 54:23, 55:6, 70:21</p> <p>DOT's [1] - 33:18</p> <p>double [1] - 114:4</p> <p>doubt [1] - 93:12</p> <p>Doug [1] - 105:15</p> <p>down [18] - 28:6, 32:1,</p>	<p>32:3, 34:17, 37:20, 47:25, 77:8, 77:9, 77:10, 94:6, 94:7, 94:13, 97:6, 97:7, 98:9, 99:3, 104:17, 132:6</p> <p>downside [1] - 39:13</p> <p>draft [3] - 86:9, 87:20, 126:8</p> <p>drainage [1] - 94:4</p> <p>drained [1] - 37:20</p> <p>drawing [2] - 35:13, 37:4</p> <p>drawings [3] - 35:8, 49:21, 50:9</p> <p>DRC [2] - 110:13, 111:1</p> <p>drive [1] - 55:3</p> <p>driveway [1] - 94:6</p> <p>driving [1] - 44:8</p> <p>drone [1] - 89:14</p> <p>drop [1] - 97:6</p> <p>due [1] - 7:12</p> <p>duly [4] - 11:20, 15:25, 23:21, 85:8</p>	<p>113:18, 113:19, 118:20, 124:11, 126:2</p> <p>elements [1] - 27:24</p> <p>eliminate [1] - 47:25</p> <p>eliminated [1] - 71:13</p> <p>emergency [1] - 7:12</p> <p>employed [1] - 133:8</p> <p>employee [1] - 130:13</p> <p>empty [1] - 47:20</p> <p>encourage [1] - 44:18</p> <p>encouraging [1] - 14:20</p> <p>end [3] - 21:25, 22:16, 45:7</p> <p>ends [1] - 46:23</p> <p>engineer [21] - 28:9, 30:19, 31:10, 32:8, 33:20, 34:1, 34:2, 34:23, 35:7, 36:15, 36:17, 36:21, 36:23, 36:24, 36:25, 38:1, 38:14, 49:9, 49:16, 70:25</p> <p>engineering [1] - 55:6</p> <p>ensure [2] - 66:9, 88:3</p> <p>entertain [1] - 90:21</p> <p>entire [2] - 93:4, 105:8</p> <p>entity [3] - 10:6, 30:5, 70:19</p> <p>entrance [1] - 33:11</p> <p>environmental [2] - 87:11, 100:10</p> <p>envision [1] - 41:14</p> <p>envisioned [1] - 29:1</p> <p>equipment [1] - 93:3</p> <p>error [1] - 91:13</p> <p>especially [6] - 28:7, 32:18, 39:22, 44:2, 44:15, 46:18</p> <p>ESQUIRE [2] - 2:10, 2:14</p> <p>essentially [3] - 26:9, 40:7, 92:4</p> <p>establishment [2] - 14:22, 17:12</p> <p>evening [6] - 10:1, 24:2, 24:21, 29:21, 35:22, 104:1</p> <p>everywhere [1] - 14:2</p> <p>evidence [1] - 87:9</p> <p>exactly [2] - 65:24, 81:13</p> <p>Examination [1] - 3:6</p> <p>example [2] - 16:10, 91:15</p> <p>exceed [1] - 51:21</p> <p>exception [1] - 60:8</p> <p>exclude [2] - 20:22, 74:23</p>
D			E	
<p>damaged [1] - 90:3</p> <p>Daniel [1] - 129:18</p> <p>data [7] - 35:16, 37:12, 75:18, 76:24, 77:1, 77:7, 108:10</p> <p>Date [1] - 133:16</p> <p>Dated [1] - 133:17</p> <p>days [3] - 44:16, 80:8, 87:21</p> <p>dead [1] - 46:23</p> <p>dealer [3] - 116:13, 116:14, 116:16</p> <p>DeCarlo [5] - 92:6, 92:7, 92:8, 96:23, 115:7</p> <p>December [1] - 113:20</p> <p>decides [1] - 13:17</p> <p>decision [4] - 10:21, 21:14, 41:18, 112:11</p> <p>decisions [3] - 21:7, 57:11, 72:22</p> <p>declare [1] - 107:9</p> <p>declared [2] - 90:11, 109:3</p> <p>declaring [3] - 86:10, 96:8, 100:16</p> <p>deemed [1] - 129:19</p> <p>deficient [1] - 34:15</p> <p>defined [2] - 105:20, 122:20</p> <p>definitely [1] - 74:19</p> <p>degradation [1] - 90:1</p> <p>delete [1] - 71:9</p> <p>denied [12] - 112:5, 112:7, 112:13, 112:14, 112:25, 117:16, 117:19, 118:5, 118:15, 118:19, 119:7, 119:8</p> <p>densities [1] - 88:14</p> <p>density [1] - 41:4</p> <p>dental [1] - 130:5</p> <p>deny [10] - 19:7, 19:15, 19:17, 19:19, 19:21, 19:23, 19:25, 20:2, 20:4, 74:22</p> <p>departs [1] - 7:17</p> <p>DESCRIPTION [1] - 5:8</p> <p>design [8] - 26:19,</p>			<p>e-mail [1] - 71:8</p> <p>early [2] - 92:5, 93:9</p> <p>easier [1] - 86:15</p> <p>east [2] - 114:21, 114:23</p> <p>East [8] - 1:16, 4:11, 84:22, 86:24, 88:25, 90:19, 90:22, 114:16</p> <p>Easy [1] - 114:16</p> <p>edge [3] - 41:9, 97:4, 97:5</p> <p>Edsall [14] - 1:16, 4:11, 58:1, 84:22, 86:2, 86:24, 89:1, 90:19, 90:22, 93:21, 94:2, 94:7, 96:16, 98:17</p> <p>EDWIN [1] - 2:6</p> <p>effectively [1] - 94:19</p> <p>efforts [1] - 45:25</p> <p>egress [3] - 33:7, 33:12, 36:18</p> <p>eight [2] - 78:20</p> <p>either [4] - 35:7, 44:14, 93:6, 114:3</p> <p>elderly [1] - 98:15</p> <p>electric [1] - 108:20</p> <p>electronic [1] - 14:10</p> <p>Element [15] - 25:25, 28:19, 28:21, 52:12, 52:23, 66:13, 66:14, 66:25, 88:6, 88:11,</p>	

<p>excluding [1] - 65:6 exclusion [3] - 16:16, 20:6, 20:10 excuse [8] - 35:4, 52:14, 85:14, 91:20, 99:4, 107:10, 118:18, 127:22 exist [2] - 64:18, 96:16 existing [4] - 25:18, 27:7, 32:9, 80:3 exists [1] - 25:17 expand [1] - 47:6 expect [3] - 38:10, 97:15, 97:16 experience [1] - 73:2 expert [2] - 55:6, 82:25 Expiration [1] - 133:16 explain [1] - 103:7 explained [1] - 68:8 extensive [1] - 103:12 extent [1] - 93:5 extra [1] - 33:2 extreme [1] - 44:4 eyesore [1] - 114:15</p>	<p>30:20, 30:21, 30:22, 31:7, 31:12, 38:7, 49:9, 50:13, 51:6, 51:9, 51:10, 51:18, 51:24, 61:25, 63:3, 64:2, 65:6, 67:23, 67:24, 68:6, 68:16, 68:22, 69:6, 78:25, 79:2, 79:17, 79:23, 80:8, 80:16, 82:6, 92:4, 93:20, 94:13 Ferry [2] - 80:10, 80:14 few [2] - 14:1, 118:9 fewer [1] - 79:9 field [1] - 88:20 figure [3] - 54:25, 56:10, 100:19 file [4] - 102:2, 119:18, 124:11, 124:21 filed [5] - 39:11, 95:17, 96:1, 119:2, 129:16 fill [1] - 101:1 filled [3] - 96:22, 97:8 final [4] - 21:14, 33:3, 57:1, 106:23 financial [2] - 133:8, 133:9 financing [1] - 120:7 findings [1] - 83:13 fine [3] - 51:25, 52:1, 118:9 finish [1] - 64:12 finished [1] - 60:2 Firm [1] - 10:2 first [13] - 9:8, 9:18, 23:10, 23:12, 24:3, 24:20, 55:14, 64:13, 81:1, 86:4, 86:5, 92:25, 112:8 fitness [2] - 71:24, 72:1 fits [1] - 80:24 five [11] - 78:16, 78:19, 87:15, 93:8, 100:3, 101:3, 103:11, 108:5, 118:24, 120:16, 121:11 five-story [2] - 120:16, 121:11 flavor [1] - 17:17 flooded [1] - 94:12 floor [2] - 99:5, 99:6 flow [1] - 47:24 focused [1] - 29:8 folks [4] - 57:10, 57:11, 96:15, 101:16 following [5] - 22:22, 70:13, 71:19, 83:13,</p>	<p>87:4 follows [5] - 11:20, 15:25, 23:22, 70:3, 85:9 foot [5] - 28:13, 62:20, 63:16, 64:10, 79:17 footage [2] - 68:1, 130:12 forced [1] - 57:3 foregoing [2] - 83:13, 133:5 foresee [1] - 79:20 forgot [1] - 117:18 form [2] - 44:15, 63:22 form-based [1] - 63:22 formal [1] - 87:23 former [1] - 130:5 Fort [3] - 18:10, 81:2, 81:12 forth [1] - 105:19 forty [1] - 113:15 forward [2] - 23:2, 117:11 forwarded [1] - 24:5 four [2] - 93:8, 113:8 fourth [3] - 125:11, 125:13, 132:4 framework [1] - 86:25 Franklin [3] - 15:24, 23:20, 85:7 front [6] - 27:7, 31:14, 51:5, 51:7, 62:17, 63:25 frontage [1] - 31:22 full [2] - 35:11, 50:21 fully [2] - 18:6, 87:6 function [1] - 87:19 functional [2] - 90:6, 108:23 future [7] - 35:9, 41:20, 44:25, 47:19, 48:6, 48:8, 76:9</p>	<p>gentleman [2] - 24:9, 105:1 ghost [1] - 96:19 gifts [1] - 13:12 GIS [2] - 88:22, 107:19 given [3] - 39:22, 71:7, 72:17 glass [1] - 18:12 Glen [4] - 1:7, 3:12, 21:19, 127:17 goal [2] - 52:14, 66:15 Goal [4] - 88:13, 88:16, 109:13, 109:14 goals [5] - 28:18, 52:14, 53:1, 88:12, 109:9 God [1] - 15:21 Golf [1] - 116:10 goodnight [2] - 107:2, 128:3 governing [30] - 1:14, 4:9, 4:16, 22:25, 26:8, 29:24, 30:5, 36:9, 57:2, 58:18, 58:20, 59:2, 59:4, 72:9, 74:13, 83:14, 83:15, 84:19, 86:8, 86:16, 87:22, 88:1, 90:10, 95:9, 96:8, 96:13, 109:7, 125:6, 125:9, 125:25 government [1] - 99:16 grade [5] - 63:1, 68:6, 68:11, 68:22 grading [1] - 38:14 Grand [45] - 1:9, 1:12, 1:13, 3:15, 3:17, 4:3, 22:9, 23:13, 24:21, 25:3, 28:4, 28:6, 28:15, 30:17, 31:14, 32:15, 33:5, 33:9, 34:6, 37:7, 37:8, 40:11, 42:15, 43:11, 44:9, 44:23, 44:24, 46:2, 46:25, 47:16, 53:7, 53:11, 56:19, 60:4, 60:6, 60:13, 60:14, 60:18, 68:23, 81:18, 121:17, 128:6 graphical [1] - 63:7 great [5] - 40:19, 95:13, 95:24, 102:2, 103:24 grind [1] - 15:5 grinders [1] - 15:5 grooming [1] - 130:9 gross [3] - 61:24, 67:21, 68:1</p>	<p>ground [3] - 38:6, 68:10, 68:11 group [2] - 57:1, 117:13 growth [1] - 28:25 Growth [1] - 67:3 guarantee [1] - 38:1 guess [8] - 28:11, 32:4, 34:15, 90:21, 95:5, 96:3, 127:3, 127:4 guidance [1] - 48:3 guided [1] - 50:4 guidelines [1] - 43:22 gun [1] - 35:19 guy [1] - 100:21 guys [8] - 36:1, 75:25, 105:12, 118:14, 118:15, 125:8, 126:11, 132:5 guys' [1] - 36:7 gym [2] - 32:4, 54:17</p>
F				
<p>facilitate [1] - 46:3 fact [6] - 39:23, 92:25, 94:12, 97:11, 105:12, 108:16 factor [1] - 100:15 factory [1] - 45:4 facts [1] - 129:25 Fair [10] - 25:25, 28:21, 52:13, 66:14, 66:25, 88:6, 88:11, 118:21, 124:12, 126:2 fair [1] - 108:1 fall [2] - 23:7, 94:1 fallen [1] - 40:8 familiar [5] - 27:6, 28:4, 91:5, 114:25, 120:19 family [9] - 25:15, 26:15, 44:7, 44:10, 61:14, 65:1, 107:25, 111:16, 112:20 Fan [4] - 1:9, 3:14, 22:8, 128:6 far [1] - 41:9 fault [2] - 94:20, 94:21 faulty [1] - 99:22 favorable [1] - 10:21 features [1] - 65:15 feet [39] - 17:22, 17:24, 27:1, 28:12,</p>	<p>garage [1] - 45:3 gas [6] - 13:11, 13:20, 114:20, 115:9, 116:4, 116:9 gathered [1] - 121:21 geared [1] - 50:6 general [1] - 60:8 generally [2] - 64:25, 70:4 generate [6] - 72:25, 73:5, 74:24, 76:15, 79:9, 82:12 generated [2] - 73:10, 75:21 generating [1] - 74:3</p>	G	<p style="text-align: center;">H</p> <p>half [1] - 121:17 Han [11] - 4:8, 6:25, 8:12, 9:12, 19:24, 59:20, 84:9, 106:16, 123:15, 128:25, 131:13 HAN [16] - 2:6, 7:1, 8:13, 9:13, 19:25, 59:21, 82:3, 82:8, 82:16, 82:19, 83:1, 84:10, 106:17, 123:16, 129:1, 131:14 hand [1] - 11:14 handled [1] - 94:9 hang [1] - 17:20 HANRAHAN [86] - 2:19, 6:9, 6:11, 6:13, 6:15, 6:17, 6:19, 6:21, 6:23, 6:25, 7:2, 7:4, 7:24, 8:1, 8:3, 8:5, 8:7, 8:10, 8:12, 8:14, 8:16, 9:1, 9:3, 9:5, 9:7, 9:10, 9:12, 9:14, 9:16, 19:14, 19:16, 19:18, 19:20, 19:22, 19:24, 20:1, 20:3, 59:10, 59:12, 59:14, 59:16, 59:18, 59:20, 59:22, 59:24, 83:24, 84:1, 84:3, 84:5, 84:7, 84:9, 84:11, 84:13, 106:4, 106:6, 106:8, 106:10, 106:12,</p>	

<p>106:14, 106:16, 106:18, 106:20, 123:5, 123:7, 123:9, 123:11, 123:13, 123:15, 123:17, 123:19, 128:15, 128:17, 128:19, 128:21, 128:23, 128:25, 129:2, 129:4, 131:2, 131:4, 131:6, 131:8, 131:10, 131:13, 131:15, 131:17</p> <p>haphazardly [1] - 89:12</p> <p>happy [8] - 10:22, 16:22, 26:24, 30:12, 90:20, 109:17, 110:14, 111:10</p> <p>hard [4] - 24:7, 61:4, 80:13, 95:20</p> <p>Harfouche [5] - 1:5, 3:4, 9:20, 10:6, 10:8</p> <p>HARFOUCHE [11] - 3:6, 9:22, 11:8, 11:17, 11:23, 11:25, 17:8, 17:23, 18:14, 18:17, 18:19</p> <p>head [1] - 31:25</p> <p>hear [4] - 22:17, 39:2, 61:6, 80:13</p> <p>heard [4] - 16:5, 35:21, 37:2, 37:4</p> <p>hearing [9] - 24:7, 24:8, 24:14, 35:25, 87:23, 95:7, 105:6, 129:23</p> <p>Hee [2] - 1:18, 129:10</p> <p>HEE [2] - 5:3, 129:11</p> <p>height [3] - 26:25, 65:5</p> <p>heir [1] - 92:7</p> <p>help [4] - 15:21, 32:18, 40:5, 41:6</p> <p>helping [1] - 39:5</p> <p>hereby [1] - 133:5</p> <p>herein [1] - 105:19</p> <p>hidden [1] - 12:4</p> <p>high [2] - 81:15, 111:16</p> <p>high-rise [2] - 81:15, 111:16</p> <p>highway [3] - 118:4, 120:20, 120:25</p> <p>historically [1] - 72:21</p> <p>Hoffman [2] - 99:3</p> <p>holding [1] - 93:24</p> <p>holes [1] - 95:11</p> <p>home [3] - 108:12, 108:13</p>	<p>homes [5] - 107:25, 108:7, 108:11, 108:19</p> <p>hookahs [2] - 12:22, 14:15</p> <p>hope [4] - 10:21, 101:20, 101:21, 105:11</p> <p>hopefully [5] - 47:9, 47:11, 49:2, 97:21, 103:21</p> <p>Hosu [4] - 1:7, 3:12, 21:18, 127:16</p> <p>hours [1] - 130:16</p> <p>house [1] - 78:16</p> <p>houses [4] - 78:20, 110:6, 118:9</p> <p>housing [22] - 25:10, 25:23, 27:17, 39:5, 52:15, 52:16, 61:11, 66:16, 66:18, 77:13, 80:3, 80:5, 81:14, 86:23, 87:8, 88:14, 88:18, 92:2, 104:22, 109:14, 109:16, 113:24</p> <p>Housing [17] - 25:25, 27:16, 28:19, 28:21, 52:12, 65:14, 66:13, 66:25, 87:1, 88:6, 88:10, 107:12, 113:18, 113:19, 118:20, 124:11, 126:2</p> <p>humongous [1] - 118:1</p> <p>hundred [1] - 17:23</p> <p>HVAC [1] - 108:20</p> <p>HYOUNG [1] - 2:8</p>	<p>impact [3] - 72:18, 96:4, 120:14</p> <p>impacts [1] - 39:16</p> <p>implemented [1] - 49:21</p> <p>implementing [1] - 29:9</p> <p>important [3] - 49:13, 76:2, 78:11</p> <p>importantly [1] - 93:15</p> <p>improve [1] - 39:21</p> <p>improvement [1] - 90:6</p> <p>Improvements [3] - 71:6, 71:8, 71:16</p> <p>improvements [10] - 26:21, 28:2, 39:19, 40:4, 41:2, 46:2, 67:14, 71:2, 71:14, 120:11</p> <p>IN [1] - 1:3</p> <p>inappropriate [1] - 102:25</p> <p>incline [2] - 94:15, 98:18</p> <p>included [3] - 25:13, 65:16, 112:19</p> <p>includes [2] - 25:14, 26:3</p> <p>including [7] - 10:12, 13:19, 18:10, 27:21, 70:19, 88:13, 108:19</p> <p>income [1] - 113:24</p> <p>incorporate [1] - 64:21</p> <p>incorrect [1] - 91:14</p> <p>increase [4] - 50:12, 50:15, 50:19, 51:13</p> <p>indicate [4] - 69:13, 69:23, 77:19, 112:20</p> <p>indicated [4] - 20:8, 20:16, 20:24, 71:25</p> <p>indicates [2] - 67:22, 108:10</p> <p>industrial [3] - 29:3, 40:7, 52:17</p> <p>influx [2] - 72:14, 78:8</p> <p>information [3] - 77:23, 78:23, 85:18</p> <p>infrastructure [6] - 28:3, 40:4, 87:10, 87:12, 92:10, 92:11</p> <p>ingress [3] - 33:7, 33:11, 36:18</p> <p>inherited [1] - 92:7</p> <p>initial.. [1] - 78:2</p> <p>input [2] - 46:16, 49:20</p> <p>inspected [1] - 88:21</p> <p>inspection [2] - 90:2,</p>	<p>110:8</p> <p>instance [6] - 51:19, 63:23, 86:19, 109:6, 111:9, 119:1</p> <p>instead [1] - 68:17</p> <p>integral [1] - 28:20</p> <p>intended [3] - 13:17, 64:4, 64:17</p> <p>intensity [1] - 42:7</p> <p>interest [2] - 133:8, 133:9</p> <p>interpret [1] - 21:6</p> <p>interpreting [1] - 21:10</p> <p>interrupt [3] - 98:22, 98:24, 99:4</p> <p>intimately [1] - 91:4</p> <p>investigation [5] - 24:4, 24:23, 29:12, 87:24, 95:10</p> <p>investment [1] - 87:16</p> <p>involved [3] - 56:1, 113:10, 133:8</p> <p>issue [1] - 42:1</p> <p>issues [4] - 45:23, 108:18, 118:2, 118:3</p> <p>it'll [1] - 41:6</p> <p>item [1] - 18:1</p> <p>items [1] - 14:16</p> <p>itself [16] - 25:19, 27:10, 27:13, 27:23, 27:25, 28:1, 28:24, 30:4, 30:13, 62:23, 63:20, 65:9, 66:6, 89:19, 90:7, 96:9</p>	<p>jumping [2] - 31:19, 35:19</p> <p>June [7] - 124:11, 124:13, 124:17, 124:18, 125:2, 125:3, 125:4</p> <p>JUNGSUN [2] - 5:3, 129:12</p> <p>Jungsun [2] - 1:18, 129:11</p> <p>jurisdiction [5] - 21:5, 21:10, 31:1, 70:19, 71:22</p> <p>jurisdictions [1] - 18:10</p> <p>just.. [1] - 76:22</p> <p>justification [1] - 85:21</p> <p>JUSTIN [1] - 2:4</p>
K				
<p>Kang [15] - 3:21, 4:8, 4:22, 6:21, 8:7, 9:10, 19:22, 59:18, 80:13, 84:7, 106:5, 106:14, 123:13, 128:23, 131:10</p> <p>KANG [58] - 2:4, 2:10, 6:22, 8:8, 8:23, 8:25, 9:11, 19:23, 33:14, 44:21, 44:23, 45:3, 45:7, 45:10, 45:12, 45:15, 45:20, 46:12, 46:18, 46:23, 47:2, 47:5, 59:6, 59:19, 80:7, 80:10, 80:14, 80:19, 80:22, 81:16, 83:18, 84:8, 106:3, 106:15, 111:13, 111:23, 112:2, 112:4, 112:7, 113:11, 113:15, 113:23, 114:1, 116:10, 116:13, 116:17, 116:24, 117:2, 121:23, 122:1, 122:4, 122:7, 122:14, 123:4, 123:14, 128:13, 128:24, 131:11</p> <p>KAUKER [277] - 2:20, 3:10, 3:18, 4:4, 4:12, 4:19, 15:16, 15:22, 16:3, 21:3, 23:3, 23:6, 23:9, 23:14, 23:18, 23:24, 24:10, 24:15, 24:18, 30:18, 30:25, 31:9, 31:16, 32:7, 32:12, 33:3,</p>				
J				
<p>JAE [1] - 2:5</p> <p>JALOUDI [16] - 2:13, 2:14, 9:23, 9:25, 12:15, 12:18, 13:8, 13:24, 14:6, 17:1, 17:10, 17:24, 18:6, 20:5, 20:20, 21:14</p> <p>Jaloudi [3] - 3:6, 10:1, 10:2</p> <p>Jang [1] - 6:17</p> <p>JANG [1] - 2:7</p> <p>Jersey [11] - 2:11, 2:15, 11:19, 15:24, 23:20, 36:25, 46:20, 85:7, 133:4, 133:7, 133:10</p> <p>Joe [4] - 1:5, 3:4, 9:20, 10:6</p> <p>JOE [1] - 3:6</p> <p>JOHN [1] - 2:5</p> <p>jump [2] - 93:13, 126:12</p>				

33:16, 34:10, 34:14, 35:10, 35:18, 36:4, 36:7, 36:22, 37:9, 37:14, 37:17, 37:22, 38:8, 38:11, 38:13, 38:21, 39:3, 39:15, 40:2, 40:20, 40:24, 41:25, 42:2, 42:12, 42:17, 42:21, 42:24, 43:5, 43:8, 43:14, 43:16, 43:24, 44:22, 45:2, 45:5, 45:8, 45:11, 45:14, 45:19, 45:24, 46:13, 46:22, 46:24, 47:3, 47:7, 47:22, 48:1, 48:4, 48:7, 48:10, 48:16, 48:19, 48:23, 49:1, 49:6, 49:15, 49:19, 49:22, 50:5, 50:15, 50:18, 50:22, 50:25, 51:3, 51:5, 51:8, 51:11, 51:15, 51:18, 51:21, 52:2, 52:11, 53:10, 53:14, 53:19, 54:12, 54:19, 54:22, 55:2, 55:4, 55:21, 56:2, 56:4, 56:9, 56:14, 56:19, 56:22, 57:5, 57:13, 57:15, 58:3, 60:5, 61:9, 62:12, 62:15, 62:19, 62:22, 64:9, 72:12, 72:16, 72:19, 73:15, 73:18, 73:21, 73:23, 74:1, 74:10, 74:12, 74:18, 75:2, 75:4, 75:7, 75:10, 75:14, 75:17, 76:9, 76:12, 76:20, 76:25, 77:3, 77:14, 77:17, 78:18, 78:22, 79:7, 79:11, 79:16, 79:23, 80:9, 80:18, 80:21, 80:23, 81:5, 81:7, 81:10, 81:12, 81:22, 81:25, 82:7, 82:9, 82:17, 82:20, 85:5, 85:10, 85:16, 86:3, 86:6, 91:18, 91:23, 92:13, 93:17, 95:2, 95:4, 95:13, 95:21, 95:23, 97:25, 98:5, 98:13, 98:21, 98:25, 99:23, 100:1, 100:6, 100:9, 100:13, 100:18, 100:22, 100:25, 101:2, 101:7, 101:10, 101:17, 101:23, 102:8, 102:14, 102:17,	103:2, 103:8, 103:18, 103:23, 104:4, 104:19, 104:21, 104:24, 106:24, 107:4, 109:24, 110:2, 110:7, 110:12, 110:16, 110:18, 110:22, 111:2, 111:5, 111:8, 111:19, 111:24, 112:8, 112:14, 112:18, 113:1, 113:6, 113:8, 113:13, 113:16, 113:25, 114:2, 114:21, 114:24, 115:3, 115:11, 115:15, 115:22, 116:3, 116:7, 118:17, 119:5, 119:13, 119:24, 120:22, 121:1, 121:4, 121:7, 121:10, 121:14, 121:19, 123:23, 124:1, 124:4, 124:8, 124:10, 124:19, 124:25, 125:5, 125:13, 125:15, 125:18, 125:22, 126:1, 126:11, 126:14, 126:17, 126:23, 127:1, 127:8, 127:12, 127:21, 127:24, 128:3 Kauker [10] - 3:9, 15:14, 16:3, 23:1, 23:25, 82:2, 83:3, 103:1, 103:4, 120:18 Kauker's [1] - 19:8 keep [2] - 18:1, 60:15 kidding [1] - 124:8 kids [6] - 73:14, 75:13, 78:16, 78:20, 79:15, 98:15 Kim [13] - 3:9, 3:19, 7:2, 7:17, 8:14, 9:14, 20:1, 59:22, 84:11, 106:18, 123:17, 129:2, 131:15 KIM [26] - 2:4, 2:7, 7:3, 7:11, 7:16, 7:19, 8:15, 9:15, 18:12, 18:15, 18:18, 20:2, 30:16, 30:23, 31:6, 32:25, 33:13, 59:23, 83:22, 84:12, 106:19, 123:18,	129:3, 130:23, 131:16, 132:3 kind [29] - 13:5, 17:20, 21:1, 35:3, 35:18, 38:24, 40:8, 40:12, 40:14, 44:11, 44:17, 48:13, 63:6, 63:10, 63:12, 64:4, 69:25, 73:20, 75:13, 80:1, 81:1, 81:2, 85:11, 87:5, 89:12, 115:8, 116:5, 120:2, 120:6 Kinderkamack [1] - 11:19 Knicks [2] - 132:6, 132:7 knowledge [2] - 92:10, 92:24 known [3] - 60:4, 84:22, 85:1 knows [1] - 65:24 KWAN [1] - 2:5 KYEOUNG [2] - 5:3, 129:11 Kyeong [2] - 1:18, 129:10	124:9 LAURA [3] - 2:23, 133:3, 133:14 LauraACarucciLLC @gmail.com [1] - 2:25 Laurel [1] - 72:22 law [7] - 25:11, 61:11, 86:24, 90:17, 103:9, 103:12, 126:5 Law [3] - 10:2, 87:2, 107:12 LAW [1] - 2:13 Lawsuit [5] - 42:5, 46:9, 113:3, 113:6, 119:2 lawsuits [3] - 39:11, 66:20, 88:10 leakage [1] - 116:5 lease [1] - 10:14 leases [1] - 116:22 least [2] - 97:20, 126:12 leave [2] - 7:13, 20:23 led [1] - 6:6 Lee [8] - 1:7, 1:19, 3:12, 18:10, 21:18, 81:2, 81:12, 127:16 LEE [2] - 5:3, 129:12 left [3] - 32:1, 33:1, 62:18 legal [1] - 86:25 legally [1] - 110:23 Lemir [5] - 1:4, 3:4, 9:20, 10:6, 11:23 LEMIR [1] - 3:6 length [1] - 50:21 Leonia [4] - 81:3, 81:16, 81:19 less [4] - 50:10, 50:11, 60:22 letting [1] - 97:20 level [2] - 37:23, 93:20 leverage [1] - 119:1 License [1] - 133:15 license [1] - 10:14 licensed [5] - 13:1, 18:6, 18:9, 36:21, 36:24 licenses [1] - 18:9 light [5] - 33:15, 54:21, 63:13, 68:14, 102:19 lighting [6] - 14:10, 27:22, 66:2, 70:13, 70:14, 70:22 lights [3] - 54:9, 54:10, 54:14 likely [1] - 42:7 limited [1] - 121:21	line [7] - 28:13, 50:1, 50:14, 62:25, 63:4, 70:9 lines [1] - 92:23 liquor [1] - 32:2 listening [1] - 102:24 listing [1] - 80:20 literally [1] - 17:25 live [3] - 54:18, 55:1, 118:7 lived [1] - 79:17 living [2] - 98:15, 110:1 LLC [7] - 1:4, 1:9, 2:16, 3:3, 3:14, 9:20, 22:8 LLP [1] - 2:10 loading [1] - 66:3 local [5] - 25:10, 26:6, 61:10, 86:23, 88:4 Local [2] - 87:1, 107:11 located [11] - 25:3, 25:18, 27:9, 29:6, 29:15, 44:3, 89:17, 107:21, 108:2, 108:7, 130:2 location [4] - 41:8, 45:13, 69:24, 105:11 look [33] - 7:7, 12:2, 24:25, 28:17, 33:20, 35:23, 36:11, 36:15, 36:16, 36:18, 38:2, 38:15, 40:13, 41:8, 44:3, 62:23, 63:6, 63:8, 64:19, 65:17, 71:5, 71:10, 71:12, 74:2, 74:14, 74:20, 77:6, 77:22, 82:13, 88:20, 97:6, 97:22, 126:12 looked [8] - 30:19, 36:19, 38:13, 52:19, 88:22, 88:23, 88:24 looking [3] - 97:2, 114:6, 118:20 looks [5] - 34:16, 35:16, 75:20, 114:8, 118:22 LOT [1] - 5:4 love [1] - 132:5 low [1] - 113:24 low-income [1] - 113:24 lower [1] - 38:10 LUCY [1] - 2:19
L				
L.L.C [1] - 2:23 lacks [1] - 89:24 laid [1] - 99:3 LAND [1] - 2:19 land [4] - 29:14, 30:23, 93:24, 114:17 Land [3] - 52:22, 66:13, 66:24 landfill [4] - 92:5, 93:1, 93:5, 96:17 landscaping [10] - 27:21, 49:23, 49:25, 66:2, 70:1, 70:3, 70:4, 70:5, 70:8, 70:10 lane [5] - 31:8, 31:11, 32:18, 33:2, 47:10 lanes [1] - 49:10 language [6] - 62:6, 62:7, 68:4, 70:2, 70:16, 71:19 large [1] - 79:3 larger [2] - 79:11, 79:24 last [14] - 7:8, 8:19, 10:9, 11:5, 17:11, 64:16, 66:7, 67:3, 72:6, 77:5, 117:13, 118:15, 129:12, 131:12 Laughter [2] - 23:8,				
M				
Madam [2] - 7:11, 21:3				

<p>madam [1] - 19:6 mail [1] - 71:8 mailing [1] - 130:4 Main [1] - 2:14 main [1] - 47:3 maintenance [2] - 88:17, 109:15 majority [2] - 95:15, 95:24 MALE [8] - 24:6, 24:13, 104:9, 104:12, 104:15, 111:25, 112:3, 112:13 managing [1] - 10:5 manufacturing [1] - 29:3 maps [2] - 88:22, 107:19 March [1] - 89:9 marijuana [18] - 12:14, 12:20, 12:24, 13:6, 13:7, 14:5, 14:18, 14:20, 14:21, 14:22, 15:1, 15:5, 15:10, 15:11, 16:7, 16:18, 16:19 marked [1] - 5:9 market [4] - 25:21, 61:21, 77:9, 79:1 market-rate [4] - 25:21, 61:21, 77:9, 79:1 master [3] - 65:23, 69:16, 69:19 Master [11] - 26:2, 28:18, 52:8, 52:13, 52:21, 66:10, 66:12, 66:24, 88:12, 101:24, 109:8 materials [1] - 69:24 MATTERS [1] - 1:3 max [1] - 27:1 maximum [2] - 51:16, 65:5 MAY [1] - 1:2 MAYOR [3] - 2:4, 7:11, 7:16 Mayor [5] - 6:9, 7:17, 11:10, 12:1, 20:13 mean [50] - 13:8, 14:24, 15:2, 15:4, 17:11, 20:15, 34:10, 34:11, 34:15, 34:16, 36:2, 40:24, 41:7, 41:20, 42:4, 43:24, 44:2, 45:23, 46:4, 48:5, 49:1, 50:15, 50:22, 51:3, 51:8, 51:22, 56:4, 62:23,</p>	<p>72:21, 73:12, 74:1, 74:7, 75:17, 75:18, 79:16, 81:7, 81:12, 82:12, 91:21, 94:18, 97:12, 98:21, 101:2, 110:25, 115:13, 115:24, 117:20, 118:6, 126:23 meantime [1] - 114:12 measured [1] - 68:22 measurement [1] - 32:8 mechanicals [1] - 65:6 mechanism [1] - 120:1 mechanisms [1] - 126:5 meet [6] - 28:16, 39:5, 108:4, 109:2, 109:4, 125:7 meeting [14] - 6:2, 7:8, 7:18, 11:5, 22:11, 22:18, 84:17, 124:16, 125:3, 128:11, 129:22, 131:12, 131:20, 132:8 meets [3] - 99:16, 109:9, 109:13 member [1] - 10:5 MEMBER [14] - 2:4, 2:5, 2:5, 2:6, 2:6, 2:7, 24:6, 24:13, 104:9, 104:12, 104:15, 111:25, 112:3, 112:13 members [1] - 24:2 Members [1] - 10:1 memorialization [3] - 129:8, 130:22, 130:24 mention [2] - 26:1, 54:10 mentioned [29] - 24:20, 27:11, 27:19, 28:17, 29:10, 29:11, 30:4, 30:8, 37:6, 48:13, 60:17, 66:9, 67:7, 67:15, 67:20, 68:3, 69:11, 82:5, 86:7, 87:25, 89:21, 91:15, 92:9, 93:15, 103:5, 107:14, 108:4 merge [1] - 122:4 merges [1] - 118:4 Meridia [1] - 80:15 met [1] - 130:19 metrics [1] - 75:20 Michael [19] - 3:23,</p>	<p>4:24, 15:17, 16:3, 19:8, 23:1, 23:25, 44:21, 52:5, 54:4, 85:3, 92:6, 92:8, 106:22, 117:9, 123:21, 126:16, 128:4 MICHAEL [6] - 2:20, 3:10, 3:18, 4:4, 4:12, 4:19 mid [2] - 111:16, 111:17 mid-rise [1] - 111:17 might [8] - 44:25, 52:5, 55:13, 60:21, 68:19, 98:2, 115:8, 120:13 mile [1] - 121:18 min [2] - 6:23, 8:10 MIN [1] - 2:5 mind [2] - 23:3, 76:19 minimal [1] - 89:21 minute [4] - 17:12, 43:11, 65:7, 66:5 minutes [3] - 7:8, 7:10, 7:20 MIRJANA [1] - 2:6 missed [2] - 54:1, 54:8 mitigate [1] - 39:16 mix [3] - 65:12, 78:23, 80:2 mixed [2] - 25:14, 61:13 mixed-use [2] - 25:14, 61:13 modern [2] - 108:21 modifications [1] - 67:16 modified [1] - 62:5 modifying [1] - 69:4 moment [1] - 99:6 Monday [3] - 125:12, 125:14, 130:17 money [1] - 8:25 month [9] - 8:20, 21:24, 22:13, 37:2, 127:13, 127:20, 128:7, 128:9, 131:12 month's [3] - 7:8, 22:11, 22:18 months [1] - 117:13 morning [1] - 10:17 most [10] - 14:7, 14:15, 17:15, 29:7, 42:6, 48:12, 93:10, 93:13, 93:15, 94:18 mostly [4] - 12:21, 14:6, 14:10, 14:12 motion [22] - 7:10, 7:19, 8:19, 8:20,</p>	<p>8:21, 19:5, 19:7, 58:22, 58:23, 59:6, 83:17, 105:24, 106:1, 122:17, 122:24, 122:25, 123:2, 128:11, 130:22, 130:23, 132:2, 132:3 Mount [1] - 72:22 mouth [1] - 98:8 move [1] - 55:1 moving [1] - 18:1 MR [581] - 6:20, 6:22, 7:1, 7:3, 7:5, 7:19, 7:23, 8:6, 8:8, 8:13, 8:15, 8:17, 8:23, 8:25, 9:8, 9:11, 9:13, 9:15, 9:17, 9:22, 9:23, 9:25, 11:8, 11:12, 11:17, 11:21, 11:23, 11:24, 11:25, 12:8, 12:10, 12:15, 12:16, 12:18, 13:8, 13:24, 14:6, 15:16, 15:17, 15:22, 16:1, 16:3, 16:23, 17:1, 17:5, 17:8, 17:10, 17:23, 17:24, 18:4, 18:6, 18:12, 18:14, 18:15, 18:17, 18:18, 18:19, 19:21, 19:23, 19:25, 20:2, 20:4, 20:5, 20:20, 21:3, 21:14, 21:20, 21:23, 21:25, 22:6, 22:10, 22:14, 22:23, 23:3, 23:5, 23:6, 23:9, 23:11, 23:14, 23:15, 23:18, 23:23, 23:24, 24:10, 24:15, 24:17, 24:18, 30:16, 30:18, 30:23, 30:25, 31:6, 31:9, 31:16, 32:7, 32:12, 32:25, 33:3, 33:13, 33:14, 33:16, 34:10, 34:14, 35:6, 35:10, 35:13, 35:18, 36:4, 36:7, 36:20, 36:22, 37:1, 37:3, 37:9, 37:12, 37:14, 37:16, 37:17, 37:19, 37:22, 38:3, 38:8, 38:9, 38:11, 38:12, 38:13, 38:18, 38:21, 38:24, 39:3, 39:13, 39:15, 39:25, 40:2, 40:18, 40:20, 40:21, 40:24, 41:15, 41:25, 42:1, 42:2, 42:9, 42:12, 42:17, 42:21,</p>	<p>42:24, 43:5, 43:8, 43:14, 43:16, 43:24, 44:21, 44:22, 44:23, 45:2, 45:3, 45:5, 45:7, 45:8, 45:10, 45:11, 45:12, 45:14, 45:15, 45:19, 45:20, 45:24, 46:12, 46:13, 46:18, 46:22, 46:23, 46:24, 47:2, 47:3, 47:5, 47:7, 47:22, 48:1, 48:4, 48:7, 48:10, 48:16, 48:19, 48:23, 49:1, 49:6, 49:15, 49:19, 49:22, 50:5, 50:15, 50:18, 50:22, 50:25, 51:3, 51:5, 51:8, 51:11, 51:15, 51:18, 51:21, 52:2, 52:5, 52:11, 53:4, 53:7, 53:10, 53:13, 53:14, 53:16, 53:19, 54:1, 54:2, 54:4, 54:5, 54:6, 54:7, 54:8, 54:12, 54:17, 54:19, 54:20, 54:22, 54:24, 55:2, 55:3, 55:4, 55:12, 55:15, 55:17, 55:21, 55:22, 56:2, 56:3, 56:4, 56:6, 56:9, 56:10, 56:14, 56:16, 56:19, 56:21, 56:22, 56:23, 57:5, 57:6, 57:13, 57:14, 57:15, 57:17, 58:3, 58:5, 58:22, 58:24, 58:25, 59:6, 59:17, 59:19, 59:21, 59:23, 59:25, 60:5, 61:9, 62:12, 62:15, 62:19, 62:22, 64:9, 72:12, 72:16, 72:19, 73:15, 73:18, 73:21, 73:23, 74:1, 74:10, 74:12, 74:18, 75:2, 75:4, 75:7, 75:10, 75:14, 75:17, 76:3, 76:6, 76:9, 76:12, 76:20, 76:25, 77:3, 77:12, 77:14, 77:17, 78:15, 78:18, 78:19, 78:22, 79:7, 79:11, 79:16, 79:23, 80:7, 80:9, 80:10, 80:14, 80:18, 80:19, 80:21, 80:22, 80:23, 80:25, 81:5, 81:6, 81:7, 81:9, 81:10, 81:11, 81:12, 81:16, 81:22, 81:25, 82:3, 82:7, 82:8, 82:9,</p>
---	---	---	--	---

82:16, 82:17, 82:19, 82:20, 83:1, 83:18, 83:22, 84:6, 84:8, 84:10, 84:12, 84:14, 84:24, 85:3, 85:5, 85:10, 85:13, 85:16, 85:24, 86:2, 86:3, 86:6, 91:4, 91:6, 91:8, 91:18, 91:20, 91:23, 91:25, 92:13, 92:14, 93:17, 93:18, 95:2, 95:3, 95:4, 95:5, 95:13, 95:19, 95:21, 95:22, 95:23, 96:10, 97:25, 98:2, 98:5, 98:6, 98:13, 98:14, 98:21, 98:23, 98:25, 99:2, 99:13, 99:18, 99:20, 99:21, 99:23, 99:24, 100:1, 100:4, 100:6, 100:7, 100:9, 100:12, 100:13, 100:17, 100:18, 100:19, 100:22, 100:23, 100:25, 101:1, 101:2, 101:5, 101:7, 101:8, 101:10, 101:14, 101:17, 101:20, 101:23, 102:6, 102:8, 102:9, 102:14, 102:15, 102:17, 102:21, 102:23, 103:2, 103:3, 103:8, 103:18, 103:23, 104:2, 104:4, 104:16, 104:19, 104:20, 104:21, 104:22, 104:24, 104:25, 105:13, 105:15, 105:17, 106:3, 106:13, 106:15, 106:17, 106:19, 106:21, 106:22, 106:24, 107:1, 107:4, 109:24, 110:2, 110:7, 110:12, 110:16, 110:18, 110:22, 111:2, 111:4, 111:5, 111:8, 111:13, 111:19, 111:23, 111:24, 112:2, 112:4, 112:5, 112:7, 112:8, 112:14, 112:18, 112:24, 113:1, 113:4, 113:6, 113:8, 113:11, 113:13, 113:15, 113:16,	113:23, 113:25, 114:1, 114:2, 114:7, 114:21, 114:24, 115:3, 115:11, 115:15, 115:22, 116:3, 116:7, 116:10, 116:13, 116:17, 116:24, 117:2, 117:9, 117:12, 118:17, 119:4, 119:5, 119:9, 119:13, 119:21, 119:24, 120:22, 121:1, 121:4, 121:7, 121:10, 121:14, 121:16, 121:19, 121:20, 121:23, 121:25, 122:1, 122:3, 122:4, 122:6, 122:7, 122:14, 122:18, 122:25, 123:4, 123:12, 123:14, 123:16, 123:18, 123:20, 123:23, 124:1, 124:4, 124:8, 124:10, 124:17, 124:19, 124:25, 125:3, 125:5, 125:13, 125:15, 125:18, 125:20, 125:22, 125:24, 126:1, 126:10, 126:11, 126:13, 126:14, 126:16, 126:17, 126:22, 126:23, 127:1, 127:8, 127:12, 127:13, 127:21, 127:24, 128:2, 128:3, 128:4, 128:8, 128:13, 128:14, 128:22, 128:24, 129:1, 129:3, 129:5, 129:7, 130:23, 131:9, 131:11, 131:14, 131:16, 131:18, 131:19, 131:21, 132:3 MS [189] - 6:9, 6:11, 6:13, 6:15, 6:16, 6:17, 6:19, 6:21, 6:23, 6:25, 7:2, 7:4, 7:24, 8:1, 8:3, 8:4, 8:5, 8:7, 8:10, 8:12, 8:14, 8:16, 8:21, 9:1, 9:3, 9:5, 9:6, 9:7, 9:10, 9:12, 9:14, 9:16, 13:3, 13:22, 19:13, 19:14, 19:16, 19:18, 19:19, 19:20,	19:22, 19:24, 20:1, 20:3, 31:13, 34:5, 34:12, 36:2, 36:5, 42:10, 42:13, 42:20, 42:22, 43:2, 43:7, 43:12, 43:15, 43:21, 47:15, 47:23, 48:2, 48:6, 48:8, 48:15, 48:18, 48:21, 48:24, 49:3, 49:14, 49:18, 49:20, 50:3, 50:6, 50:17, 50:19, 50:23, 51:1, 51:4, 51:7, 51:10, 51:14, 51:17, 51:20, 52:1, 59:10, 59:12, 59:14, 59:15, 59:16, 59:18, 59:20, 59:22, 59:24, 62:10, 62:13, 62:16, 62:21, 64:7, 77:25, 78:5, 78:8, 78:12, 79:5, 83:24, 84:1, 84:3, 84:4, 84:5, 84:7, 84:9, 84:11, 84:13, 85:22, 85:25, 102:22, 103:1, 103:4, 103:17, 103:22, 106:4, 106:6, 106:8, 106:10, 106:11, 106:12, 106:14, 106:16, 106:18, 106:20, 109:21, 109:25, 110:9, 110:14, 110:17, 110:20, 110:25, 111:6, 111:11, 112:16, 113:7, 114:13, 114:23, 115:2, 115:4, 115:13, 115:20, 116:1, 116:4, 116:8, 116:12, 116:15, 116:19, 116:25, 120:18, 120:24, 121:2, 121:6, 121:8, 121:13, 123:5, 123:7, 123:9, 123:10, 123:11, 123:13, 123:15, 123:17, 123:19, 125:17, 127:18, 128:15, 128:17, 128:19, 128:20, 128:21, 128:23, 128:25, 129:2, 129:4, 131:1, 131:2, 131:4, 131:6, 131:7, 131:8, 131:10, 131:13, 131:15, 131:17	multi [3] - 61:14, 111:16, 112:20 multi-family [3] - 61:14, 111:16, 112:20 multiple [6] - 18:10, 25:14, 26:15, 44:7, 44:10, 65:1 multiple-family [1] - 26:15	N	N.J.S [2] - 22:22, 84:21 N.J.S.A [3] - 87:2, 105:22, 122:22 name [13] - 11:21, 16:1, 23:24, 54:3, 55:14, 55:16, 73:7, 91:6, 104:2, 104:18, 105:15, 129:10, 129:12 namely [1] - 88:8 narrow [1] - 47:5 narrows [1] - 48:20 near [1] - 44:25 Nearmap [1] - 89:8 necessarily [1] - 44:13 necessary [2] - 44:12, 71:16 need [31] - 1:15, 4:10, 4:17, 11:12, 25:7, 29:21, 50:7, 51:24, 57:22, 58:4, 60:25, 67:9, 68:20, 84:20, 86:10, 86:13, 87:3, 87:13, 90:11, 94:17, 96:9, 100:2, 100:16, 101:16, 105:21, 107:9, 108:4, 108:15, 109:3, 122:21, 127:21 negotiation [1] - 33:6 negotiations [1] - 43:17 neighbor [1] - 81:3 neighborhood [1] - 90:1 neighbors [1] - 37:11 Neil [4] - 3:24, 4:15, 55:17, 91:8 net [3] - 61:25, 67:20, 67:23 never [4] - 12:10, 12:17, 81:2, 91:10 new [3] - 33:15, 118:9, 131:25 New [11] - 2:11, 2:15, 11:19, 15:24, 23:20,	36:24, 46:20, 85:7, 133:4, 133:7, 133:10 newer [1] - 40:15 next [23] - 21:18, 21:24, 22:5, 22:6, 22:11, 22:13, 22:18, 31:20, 37:2, 84:16, 84:25, 106:23, 116:25, 119:10, 119:17, 119:20, 121:4, 124:15, 127:13, 127:20, 128:7, 128:9, 128:11 nice [4] - 41:12, 54:20, 121:2, 127:24 NJ [1] - 70:21 NO [2] - 5:2, 5:8 Noh [3] - 10:17, 23:10, 86:7 NOH [52] - 2:10, 2:10, 11:12, 11:21, 11:24, 15:17, 16:1, 21:20, 21:23, 21:25, 22:6, 22:10, 22:14, 22:23, 23:5, 23:11, 23:15, 23:23, 24:17, 37:1, 52:5, 53:4, 54:2, 54:5, 54:7, 58:22, 58:25, 84:24, 85:3, 91:6, 99:13, 99:20, 103:3, 105:13, 105:17, 106:22, 111:4, 122:18, 122:25, 124:17, 125:3, 125:20, 126:10, 126:13, 126:16, 126:22, 127:13, 128:4, 128:8, 128:14, 129:7, 131:19 non [3] - 25:7, 29:12, 60:24 non-condemnation [3] - 25:7, 29:12, 60:24 nonbinding [1] - 87:22 none [3] - 5:9, 29:18, 56:14 normally [1] - 77:12 north [6] - 31:25, 33:8, 35:1, 45:19, 45:21 not.. [1] - 22:3 Notary [5] - 133:4, 133:15, 133:15 noted [1] - 132:9 nothing [7] - 11:16, 15:20, 18:4, 81:22, 90:18, 104:5, 126:21 notified [2] - 110:21,
---	--	--	---	----------	--	--

110:24 notion [2] - 83:18, 128:8 nowadays [1] - 44:15 number [12] - 25:20, 26:13, 27:1, 53:1, 54:25, 56:22, 64:22, 65:15, 73:3, 74:3, 76:15, 115:17 nuts [1] - 107:16	121:17, 121:24, 121:25, 124:1, 129:7, 130:13 one-bedroom [4] - 78:24, 79:18, 80:8 one-bedrooms [1] - 79:2 one-way [1] - 121:24 ones [1] - 105:10 Online [1] - 133:4 open [9] - 18:23, 48:17, 48:20, 53:24, 63:13, 68:14, 72:2, 83:5, 117:6 operating [2] - 18:15, 93:11 operation [2] - 15:9, 130:16 operators [1] - 93:7 opinion [3] - 26:1, 48:13, 66:23 opportunities [1] - 52:15 opportunity [4] - 16:6, 33:22, 40:13, 41:13 opposed [1] - 120:4 opposite [1] - 48:19 option [1] - 50:24 options [1] - 70:11 or.. [1] - 110:15 order [3] - 88:19, 122:8, 122:14 ordinance [20] - 16:6, 16:12, 16:17, 20:7, 20:11, 20:21, 21:1, 21:7, 21:11, 26:9, 29:25, 30:7, 30:9, 30:13, 58:21, 59:5, 72:10, 83:16 ordinances [2] - 19:10, 63:22 original [1] - 92:6 originally [2] - 42:14, 65:21 outcome [1] - 133:9 outdated [2] - 87:10, 108:19 outdoor [2] - 27:21, 66:2 outlined [1] - 103:18 overcrowded [2] - 78:13 overgrown [4] - 90:4, 93:16, 93:23, 114:17 overhead [2] - 89:10, 89:11 overly [1] - 79:3 own [6] - 46:16, 73:24, 76:3, 76:6, 82:24, 115:7	owned [3] - 91:11, 94:22, 110:12 owner [9] - 91:11, 92:6, 93:12, 94:21, 110:22, 111:1, 111:2, 111:8, 115:6 owners [4] - 62:3, 110:9, 110:16, 111:1 ownership [1] - 92:8 owns [2] - 10:15, 67:8	77:12, 78:15, 78:19, 80:25, 81:6, 81:9, 81:11, 84:6, 84:14, 100:4, 106:13, 106:21, 112:5, 112:24, 113:4, 114:7, 121:16, 121:20, 121:25, 122:3, 122:6, 123:12, 123:20, 125:24, 128:2, 128:22, 129:5, 131:9, 131:18, 131:21 park [15] - 6:19, 8:5, 9:7, 19:20, 37:1, 41:10, 59:16, 84:5, 106:12, 116:1, 116:21, 123:11, 128:21, 131:8, 131:19 Park [33] - 1:4, 2:11, 2:16, 3:3, 3:7, 3:21, 3:22, 4:6, 4:7, 4:14, 4:23, 6:2, 7:4, 8:16, 9:8, 9:9, 9:16, 9:19, 10:2, 11:19, 18:11, 20:3, 41:9, 55:18, 59:24, 70:20, 70:24, 81:1, 84:13, 106:20, 123:19, 129:4, 131:17 parked [1] - 114:19 parking [27] - 26:4, 32:2, 36:18, 63:2, 63:18, 65:10, 69:5, 69:9, 82:6, 82:9, 82:12, 82:13, 82:14, 82:16, 82:17, 82:21, 82:24, 82:25, 98:16, 98:19, 114:18, 116:23, 118:3, 130:14, 130:15 part [24] - 15:2, 15:8, 15:11, 18:13, 20:12, 26:21, 28:20, 29:1, 31:14, 42:4, 46:9, 52:6, 70:6, 88:9, 92:11, 92:16, 94:25, 96:16, 96:20, 113:1, 113:9, 114:14, 117:12, 118:4 particular [3] - 37:1, 46:7, 105:11 particularly [1] - 93:19 parties [1] - 133:7 partner [1] - 10:7 parts [1] - 90:17 pass [5] - 59:1, 59:5, 86:17, 109:6, 118:1	passed [2] - 58:17, 86:9 past [1] - 91:5 PAUL [2] - 2:4, 2:7 pavement [3] - 90:3, 91:19, 92:24 pay [2] - 8:19, 8:22 paying [1] - 93:12 pedestrian [1] - 70:15 people [19] - 13:8, 14:8, 14:18, 14:24, 15:3, 15:4, 15:7, 17:19, 17:25, 40:22, 55:1, 61:4, 61:6, 72:14, 97:20, 98:15, 98:17, 109:25, 116:21 per [5] - 11:4, 13:24, 15:6, 69:6, 82:15 percent [10] - 27:3, 61:23, 68:5, 68:6, 68:16, 68:24, 87:8, 102:13, 113:14, 113:23 period [1] - 103:15 permit [2] - 18:5, 64:18 permitted [13] - 16:15, 19:9, 26:13, 60:13, 60:14, 64:24, 65:2, 68:5, 69:15, 70:16, 126:24, 127:2, 129:16 perspective [1] - 41:12 pertaining [1] - 15:20 pet [2] - 130:7 pets [1] - 130:9 phone [1] - 113:22 photo [1] - 63:6 photograph [3] - 89:8, 89:13, 89:15 photographs [4] - 13:3, 88:24, 89:6, 89:10 photography [1] - 107:20 photos [1] - 10:14 physical [3] - 90:1, 90:2, 110:8 picture [2] - 16:23, 89:10 pictures [2] - 12:12, 90:5 piece [1] - 114:14 pipe [1] - 37:21 place [7] - 17:19, 17:21, 30:9, 42:16, 99:1, 102:1, 102:4 Plan [28] - 1:8, 3:14,
O		P		
oath [3] - 23:17, 85:4, 133:6 objections [1] - 97:23 objectives [5] - 28:18, 52:14, 53:1, 88:12, 109:10 obligation [1] - 39:6 obsolescence [1] - 108:24 obviously [15] - 26:14, 28:19, 29:1, 30:3, 31:2, 31:17, 32:17, 39:15, 46:2, 46:6, 49:12, 49:24, 66:25, 72:13, 107:7 occupied [1] - 78:16 occur [2] - 26:7, 42:6 occurred [1] - 39:10 occurring [2] - 25:2, 32:19 October [1] - 107:18 OF [4] - 1:1, 1:3, 5:3 office [1] - 130:5 oils [1] - 14:8 old [5] - 45:3, 97:14, 108:8, 116:9, 131:23 older [8] - 29:2, 40:7, 40:10, 40:14, 52:17, 87:9, 108:17, 108:18 on-street [1] - 130:15 one [55] - 17:12, 22:5, 22:6, 22:15, 24:7, 24:24, 28:5, 41:7, 46:19, 52:18, 60:24, 61:3, 62:1, 62:11, 65:3, 65:8, 65:20, 66:8, 66:19, 73:3, 77:10, 77:14, 77:16, 77:17, 78:24, 79:2, 79:18, 79:25, 80:8, 80:16, 81:19, 84:23, 84:24, 84:25, 85:14, 89:7, 96:11, 100:2, 100:3, 101:3, 102:18, 108:4, 109:1, 110:5, 112:8, 112:22, 114:9,		P.M [1] - 1:2 p.m [3] - 7:18, 130:17, 132:9 P.P [9] - 2:20, 3:10, 3:18, 4:4, 4:12, 4:19, 15:23, 23:19, 85:6 PA-1 [2] - 29:7, 67:5 package [1] - 114:9 packed [1] - 73:17 PAGE [1] - 5:2 page [7] - 42:14, 52:20, 62:13, 63:7, 64:20, 65:17, 71:10 PALISADES [2] - 1:1, 2:1 Palisades [7] - 2:11, 6:2, 41:9, 55:18, 70:20, 70:24, 81:1 paper [9] - 13:10, 13:16, 13:18, 14:25, 15:5, 18:12, 20:6, 20:11, 20:22 papers [5] - 11:6, 13:4, 13:5, 13:23, 16:10 paraphernalia [8] - 11:6, 14:4, 14:17, 16:8, 16:20, 20:11, 21:1, 21:2 pardon [1] - 109:24 parenthetically [2] - 57:18, 58:1 PARK [76] - 1:1, 2:1, 2:5, 2:8, 6:20, 7:5, 7:23, 8:6, 8:17, 9:8, 9:17, 12:8, 12:10, 12:16, 16:23, 17:5, 18:4, 19:21, 20:4, 35:6, 35:13, 36:20, 37:3, 37:12, 37:16, 37:19, 38:3, 38:9, 38:12, 38:18, 38:24, 39:13, 39:25, 40:18, 40:21, 41:15, 42:1, 42:9, 53:7, 53:13, 53:16, 58:24, 59:17, 59:25, 76:3, 76:6,		

<p>22:7, 25:25, 26:2, 28:18, 28:22, 52:8, 52:13, 52:22, 52:23, 66:10, 66:12, 66:13, 66:14, 66:24, 66:25, 67:1, 67:4, 88:6, 88:11, 88:13, 101:25, 109:9, 118:21, 124:12, 126:2</p> <p>plan [77] - 1:11, 3:16, 4:3, 22:8, 22:21, 22:24, 23:12, 24:3, 24:20, 25:9, 25:13, 25:24, 26:8, 26:17, 27:11, 27:23, 28:1, 29:6, 29:9, 29:25, 31:20, 32:14, 33:23, 35:11, 43:10, 45:17, 48:10, 49:23, 50:2, 52:7, 55:19, 56:5, 58:19, 58:20, 59:2, 59:4, 60:17, 62:4, 63:17, 64:16, 65:16, 65:22, 65:23, 66:6, 67:17, 67:22, 68:1, 69:17, 69:19, 69:20, 69:22, 70:4, 70:5, 70:6, 70:8, 72:8, 72:10, 73:20, 77:22, 83:15, 83:16, 95:16, 95:25, 103:13, 104:10, 109:10, 119:14, 119:18, 120:9, 120:11, 125:9, 125:10, 126:8, 128:6, 130:11</p> <p>PLANNER [1] - 2:20</p> <p>planner [2] - 38:24, 43:21</p> <p>Planner [2] - 23:1, 23:25</p> <p>planning [14] - 21:6, 41:12, 52:10, 66:8, 75:23, 76:10, 87:17, 88:2, 88:4, 90:9, 107:13, 119:19, 129:22, 130:1</p> <p>PLANNING [2] - 1:1, 2:1</p> <p>Planning [13] - 1:10, 1:13, 2:12, 3:16, 4:3, 4:9, 4:16, 6:2, 16:4, 22:20, 29:7, 67:5, 84:18</p> <p>plans [9] - 10:13, 23:10, 24:25, 31:18, 33:3, 36:12, 57:12, 60:7, 82:22</p> <p>playground [2] -</p>	<p>71:24, 72:1</p> <p>pleasure [1] - 24:1</p> <p>Pledge [2] - 6:3, 6:6</p> <p>plumbing [1] - 108:20</p> <p>plus [3] - 77:16, 77:17, 121:23</p> <p>point [14] - 14:1, 34:24, 35:1, 36:10, 48:11, 48:12, 60:11, 62:1, 67:18, 75:11, 90:20, 90:22, 96:7, 101:23</p> <p>pointed [1] - 100:9</p> <p>Policy [2] - 75:19, 77:5</p> <p>pool [4] - 69:3, 126:18, 127:4, 127:11</p> <p>poor [2] - 39:8, 90:4</p> <p>popular [1] - 44:16</p> <p>population [1] - 80:6</p> <p>portion [8] - 19:4, 27:9, 28:6, 44:4, 47:24, 58:16, 83:10, 122:16</p> <p>portions [1] - 63:1</p> <p>possible [4] - 45:12, 95:2, 95:3, 95:4</p> <p>possibly [1] - 116:24</p> <p>potential [1] - 100:10</p> <p>power [1] - 99:12</p> <p>prejudice [1] - 73:9</p> <p>preliminary [4] - 24:4, 24:23, 38:19</p> <p>premises [2] - 130:11, 130:19</p> <p>prepare [4] - 86:20, 87:25, 88:19, 89:19</p> <p>prepared [12] - 25:9, 26:5, 30:4, 61:1, 61:10, 77:6, 86:22, 90:10, 93:14, 95:6, 107:8, 107:11</p> <p>preparing [1] - 126:2</p> <p>PRESENT [1] - 2:2</p> <p>present [2] - 18:9, 92:8</p> <p>presentation [2] - 36:3, 36:6</p> <p>presented [4] - 22:25, 63:17, 105:23, 122:23</p> <p>pretty [5] - 32:9, 37:13, 44:16, 82:14, 109:1</p> <p>previous [1] - 91:11</p> <p>previously [10] - 23:21, 24:5, 29:11, 56:17, 57:25, 61:18, 85:8, 96:12, 98:7, 119:7</p>	<p>primarily [2] - 28:3, 39:9</p> <p>primary [2] - 20:24, 66:15</p> <p>principles [1] - 67:3</p> <p>private [1] - 87:15</p> <p>problem [2] - 12:3, 23:5</p> <p>problems [2] - 38:12, 98:20</p> <p>procedural [1] - 55:12</p> <p>proceed [3] - 11:24, 23:13, 106:22</p> <p>PROCEEDING [1] - 1:4</p> <p>process [3] - 70:6, 101:12, 118:13</p> <p>product [2] - 13:7, 17:14</p> <p>products [7] - 12:23, 13:2, 14:15, 16:7, 20:6, 20:11, 20:22</p> <p>professional [1] - 36:24</p> <p>Professional [1] - 133:5</p> <p>prohibited [2] - 16:8, 16:11</p> <p>prohibits [3] - 16:18, 16:19, 21:1</p> <p>project [3] - 50:20, 76:17, 81:20</p> <p>projects [1] - 44:25</p> <p>promote [2] - 88:16, 109:14</p> <p>properly [1] - 93:25</p> <p>properties [21] - 22:22, 31:22, 33:8, 34:12, 40:10, 40:11, 48:11, 57:8, 70:16, 85:20, 87:18, 88:20, 91:9, 92:21, 94:5, 108:7, 110:10, 111:15, 113:9, 122:2</p> <p>property [68] - 25:1, 25:3, 25:18, 26:4, 27:8, 27:10, 27:25, 28:13, 29:18, 29:19, 30:10, 32:10, 41:1, 42:21, 50:1, 61:17, 61:21, 62:2, 62:22, 62:23, 62:25, 63:4, 63:5, 64:18, 65:8, 67:9, 67:10, 70:9, 70:12, 86:10, 86:14, 89:12, 89:17, 89:20, 89:23, 90:2, 90:3, 90:7, 90:15, 91:5, 91:19, 92:6, 92:18, 92:25, 93:4, 93:12,</p>	<p>93:18, 94:1, 94:23, 94:25, 96:5, 96:14, 96:23, 97:2, 97:5, 97:13, 97:21, 101:8, 102:10, 107:18, 107:21, 108:24, 113:7, 114:14, 129:13, 130:1, 130:3</p> <p>property's [1] - 26:11</p> <p>proposal [6] - 25:12, 29:13, 47:25, 88:5, 95:8, 99:10</p> <p>propose [2] - 16:24, 117:25</p> <p>proposed [20] - 1:14, 4:10, 4:17, 25:16, 26:14, 26:18, 27:3, 27:8, 43:19, 57:25, 65:25, 84:19, 97:24, 98:10, 105:10, 112:22, 117:14, 120:16, 130:6, 130:19</p> <p>proposing [1] - 112:17</p> <p>provide [14] - 10:11, 27:2, 44:19, 49:7, 49:10, 49:11, 49:23, 63:13, 66:16, 66:17, 80:2, 82:23, 87:21, 109:13</p> <p>provided [9] - 35:9, 35:11, 37:5, 68:13, 70:10, 70:23, 86:9, 88:1, 133:6</p> <p>provides [3] - 20:21, 33:11, 87:14</p> <p>providing [4] - 52:15, 66:21, 80:4, 88:14</p> <p>provision [3] - 69:16, 69:18, 71:2</p> <p>provisions [1] - 26:11</p> <p>prudent [3] - 32:17, 74:2, 74:20</p> <p>public [19] - 18:24, 26:20, 39:19, 40:4, 53:24, 55:10, 58:13, 67:12, 71:23, 72:2, 76:25, 83:6, 87:15, 91:2, 103:5, 104:8, 117:6, 120:11, 122:10</p> <p>PUBLIC [3] - 3:22, 4:14, 4:24</p> <p>Public [3] - 71:5, 133:4, 133:15</p> <p>pull [1] - 113:21</p> <p>purchase [2] - 17:13, 18:1</p> <p>purchaser [1] - 13:17</p>	<p>purpose [6] - 35:24, 36:5, 88:3, 96:6, 107:6, 130:10</p> <p>purposes [3] - 29:4, 76:10, 103:25</p> <p>pursuant [5] - 16:12, 22:22, 84:21, 89:19, 107:11</p> <p>purview [1] - 50:1</p> <p>pushing [1] - 97:14</p> <p>put [8] - 31:11, 33:14, 47:10, 73:13, 94:12, 96:17, 97:3, 100:24</p> <p>puts [1] - 75:19</p> <p>putting [1] - 79:21</p>
Q				
<p>qualified [1] - 36:20</p> <p>qualify [1] - 108:15</p> <p>quarter [1] - 121:18</p> <p>Questions [5] - 3:7, 3:18, 4:5, 4:13, 4:20</p> <p>questions [31] - 10:10, 16:21, 18:3, 26:24, 30:13, 30:14, 30:15, 32:23, 38:17, 53:4, 53:6, 53:20, 82:2, 83:2, 83:7, 90:21, 90:24, 94:3, 95:14, 95:24, 96:2, 97:12, 102:2, 102:4, 109:18, 109:19, 114:5, 114:12, 117:3, 122:10</p> <p>quick [2] - 57:13, 129:8</p> <p>quiet [1] - 61:5</p> <p>quite [2] - 71:6, 80:8</p>	<p>purpose [6] - 35:24, 36:5, 88:3, 96:6, 107:6, 130:10</p> <p>purposes [3] - 29:4, 76:10, 103:25</p> <p>pursuant [5] - 16:12, 22:22, 84:21, 89:19, 107:11</p> <p>purview [1] - 50:1</p> <p>pushing [1] - 97:14</p> <p>put [8] - 31:11, 33:14, 47:10, 73:13, 94:12, 96:17, 97:3, 100:24</p> <p>puts [1] - 75:19</p> <p>putting [1] - 79:21</p>			
R				
<p>R.P.R [3] - 2:23, 133:3, 133:14</p> <p>raise [1] - 11:14</p> <p>raised [3] - 37:5, 38:6, 96:2</p> <p>ramp [2] - 121:5, 121:6</p> <p>range [2] - 44:8, 65:2</p> <p>raspy [1] - 24:12</p> <p>rate [4] - 25:21, 61:21, 77:9, 79:1</p> <p>re [1] - 41:14</p> <p>re-envision [1] - 41:14</p> <p>ready [1] - 99:10</p> <p>real [1] - 90:6</p> <p>realize [2] - 23:16, 85:3</p> <p>really [12] - 32:13,</p>	<p>qualified [1] - 36:20</p> <p>qualify [1] - 108:15</p> <p>quarter [1] - 121:18</p> <p>Questions [5] - 3:7, 3:18, 4:5, 4:13, 4:20</p> <p>questions [31] - 10:10, 16:21, 18:3, 26:24, 30:13, 30:14, 30:15, 32:23, 38:17, 53:4, 53:6, 53:20, 82:2, 83:2, 83:7, 90:21, 90:24, 94:3, 95:14, 95:24, 96:2, 97:12, 102:2, 102:4, 109:18, 109:19, 114:5, 114:12, 117:3, 122:10</p> <p>quick [2] - 57:13, 129:8</p> <p>quiet [1] - 61:5</p> <p>quite [2] - 71:6, 80:8</p>			

<p>35:22, 47:9, 50:1, 72:20, 78:3, 86:17, 87:19, 93:14, 98:5, 99:8, 112:24</p> <p>rear [5] - 27:9, 62:18, 63:4, 63:5, 89:7</p> <p>reason [7] - 13:15, 15:8, 32:13, 50:8, 51:22, 96:6, 118:5</p> <p>reasons [4] - 90:8, 105:9, 105:18, 117:19</p> <p>rebuild [1] - 94:23</p> <p>receipt [1] - 10:18</p> <p>receive [1] - 35:20</p> <p>received [4] - 12:10, 12:11, 35:14, 53:16</p> <p>receiving [1] - 87:20</p> <p>recently [1] - 93:10</p> <p>recitation [1] - 6:5</p> <p>recognizes [1] - 68:1</p> <p>recommend [6] - 22:24, 58:19, 59:1, 59:3, 83:15, 90:9</p> <p>recommendation [5] - 36:9, 72:9, 74:13, 75:13, 87:22</p> <p>recommendations [1] - 31:4</p> <p>recommending [4] - 32:14, 47:9, 58:18, 83:14</p> <p>recommends [2] - 105:19, 122:19</p> <p>record [6] - 11:22, 16:2, 62:9, 67:17, 107:21, 133:5</p> <p>records [6] - 25:5, 60:20, 88:23, 89:2, 107:19</p> <p>recreate [1] - 41:6</p> <p>recused [1] - 8:8</p> <p>recycling [1] - 66:4</p> <p>redeveloped [2] - 29:4, 47:19</p> <p>redeveloping [1] - 39:7</p> <p>redevelopment [58] - 1:11, 3:16, 4:3, 22:21, 22:24, 23:10, 23:12, 24:3, 24:19, 24:25, 25:8, 25:9, 25:10, 26:5, 26:17, 27:11, 29:2, 29:6, 29:25, 31:17, 31:18, 31:20, 34:8, 42:6, 42:11, 43:10, 46:1, 48:5, 48:7, 48:9, 48:10, 52:7, 58:20, 59:4, 60:7, 60:17,</p>	<p>60:25, 61:11, 62:4, 63:17, 64:16, 65:3, 67:16, 67:25, 72:8, 72:10, 83:16, 86:13, 86:23, 90:16, 90:17, 92:17, 101:13, 103:13, 103:14, 120:9, 120:11</p> <p>Redevelopment [3] - 67:4, 87:1, 107:12</p> <p>reduce [2] - 47:11, 51:12</p> <p>reduced [2] - 68:21, 68:23</p> <p>Reexamination [3] - 52:22, 66:12, 66:24</p> <p>referee [1] - 133:6</p> <p>reference [1] - 38:3</p> <p>referral [1] - 72:9</p> <p>regard [1] - 58:10</p> <p>regarding [3] - 42:10, 52:15, 69:16</p> <p>Registered [1] - 133:5</p> <p>regular [4] - 6:1, 22:11, 22:18, 129:22</p> <p>regulates [1] - 27:17</p> <p>regulation [1] - 133:10</p> <p>regulations [1] - 64:17</p> <p>rehabilitate [1] - 117:23</p> <p>rehabilitation [29] - 1:15, 4:10, 4:17, 58:4, 84:20, 86:11, 87:4, 87:14, 88:17, 90:11, 90:12, 96:9, 99:17, 100:18, 101:11, 103:9, 103:12, 105:21, 107:10, 108:16, 109:3, 109:15, 110:15, 114:15, 115:6, 117:21, 119:14, 119:22, 122:21</p> <p>reimagine [1] - 40:14</p> <p>relate [1] - 95:24</p> <p>related [7] - 12:13, 14:5, 14:14, 72:20, 108:1, 133:7, 133:8</p> <p>relation [1] - 92:15</p> <p>rely [1] - 130:15</p> <p>remain [1] - 33:12</p> <p>remediation [1] - 94:17</p> <p>remedies [1] - 55:23</p> <p>remedy [10] - 39:10, 48:2, 55:20, 57:9, 57:21, 66:20, 81:19, 88:9, 111:4, 113:9</p> <p>Remedy [5] - 42:5,</p>	<p>46:9, 113:2, 113:6, 119:2</p> <p>remember [10] - 38:7, 73:7, 77:5, 78:4, 99:3, 111:13, 112:6, 112:15, 116:11, 121:11</p> <p>Remote [1] - 133:3</p> <p>removed [1] - 13:25</p> <p>renderings [1] - 70:5</p> <p>rented [1] - 93:2</p> <p>renting [2] - 80:15, 94:22</p> <p>Report [2] - 52:22, 66:24</p> <p>report [16] - 24:24, 52:20, 62:14, 86:9, 87:6, 89:6, 89:7, 91:13, 94:16, 99:22, 100:14, 103:10, 103:19, 105:20, 107:8, 122:20</p> <p>Reporter [2] - 133:4, 133:5</p> <p>REPORTER [3] - 61:3, 80:12, 117:10</p> <p>REPORTERS [1] - 2:24</p> <p>representation [1] - 63:8</p> <p>representatives [1] - 62:3</p> <p>represented [1] - 129:18</p> <p>request [3] - 29:23, 31:21, 65:20</p> <p>requested [5] - 16:6, 28:1, 28:14, 70:2, 82:11</p> <p>requesting [4] - 28:5, 29:24, 39:19, 46:2</p> <p>require [2] - 34:21, 70:9</p> <p>required [10] - 26:21, 29:19, 35:11, 49:21, 70:14, 71:20, 71:21, 82:13, 87:24, 110:23</p> <p>requirement [6] - 39:6, 42:14, 50:12, 62:17, 69:5, 109:2</p> <p>requirements [16] - 26:11, 27:24, 28:10, 28:16, 42:17, 43:6, 43:15, 60:8, 60:12, 64:11, 66:3, 67:11, 87:5, 126:4, 130:20</p> <p>Research [2] - 75:19, 77:5</p> <p>residence [1] - 29:15</p> <p>residential [19] -</p>	<p>25:15, 25:16, 25:20, 26:15, 26:16, 27:5, 27:8, 27:14, 29:4, 29:17, 42:16, 61:14, 61:20, 65:1, 65:12, 69:7, 69:8, 82:14, 82:21</p> <p>residents [1] - 109:22</p> <p>resolution [21] - 1:14, 4:10, 4:17, 29:22, 58:18, 59:1, 84:19, 86:10, 86:17, 86:18, 86:21, 87:20, 88:1, 90:10, 96:8, 99:15, 105:22, 107:9, 109:7, 122:18, 122:22</p> <p>RESOLUTION [1] - 5:2</p> <p>respect [31] - 21:7, 24:19, 25:12, 27:20, 27:25, 28:11, 29:20, 46:13, 49:25, 60:6, 60:16, 62:5, 64:15, 65:4, 66:6, 67:8, 67:10, 67:19, 70:3, 71:1, 71:2, 71:23, 81:23, 86:24, 90:18, 90:21, 96:2, 99:13, 107:17, 108:6, 119:15</p> <p>respects [1] - 40:9</p> <p>Response [16] - 6:10, 6:18, 6:24, 8:11, 11:1, 18:21, 19:2, 53:22, 58:14, 83:4, 83:8, 90:25, 117:4, 122:11, 131:24, 132:1</p> <p>restaurant [3] - 64:25, 114:18, 116:22</p> <p>restaurants [1] - 61:19</p> <p>restricted [2] - 50:10, 50:11</p> <p>restroom [1] - 17:3</p> <p>result [3] - 39:10, 55:19, 57:9</p> <p>retail [8] - 13:19, 16:18, 25:15, 25:17, 61:18, 64:25, 130:6, 130:10</p> <p>retail-type [1] - 64:25</p> <p>retaining [1] - 96:3</p> <p>review [31] - 1:10, 1:13, 3:16, 4:3, 4:9, 4:16, 16:6, 22:21, 30:2, 31:3, 33:22, 35:12, 36:8, 36:14, 50:2, 50:7, 52:21, 56:5, 57:24, 64:13,</p>	<p>66:7, 66:11, 69:20, 70:8, 72:20, 82:25, 87:21, 88:3, 96:8, 101:23</p> <p>reviewed [5] - 37:22, 52:23, 58:2, 107:19, 113:20</p> <p>reviewing [4] - 37:18, 72:23, 84:19, 99:15</p> <p>reviews [3] - 22:20, 34:1, 55:7</p> <p>revised [1] - 10:12</p> <p>revitalizing [1] - 52:17</p> <p>Ridge [1] - 11:19</p> <p>Ridgefield [1] - 38:4</p> <p>right-of-way [3] - 28:10, 70:17, 70:23</p> <p>rise [4] - 6:5, 81:15, 111:16, 111:17</p> <p>river [2] - 41:11, 46:21</p> <p>road [7] - 30:25, 39:20, 67:12, 71:6, 104:17, 120:12, 121:21</p> <p>Road [1] - 11:19</p> <p>Roadway [1] - 71:8</p> <p>roadway [5] - 28:12, 47:24, 55:5, 71:1, 71:17</p> <p>roadways [1] - 40:5</p> <p>role [7] - 29:21, 30:1, 30:2, 36:7, 87:17, 107:14, 107:15</p> <p>roll [3] - 6:8, 14:25, 128:14</p> <p>rolling [2] - 13:5, 13:23</p> <p>RON [1] - 133:15</p> <p>roof [1] - 66:1</p> <p>rooftop [1] - 72:1</p> <p>room [7] - 16:24, 17:2, 17:6, 17:9, 49:2, 49:7, 75:15</p> <p>Round [5] - 28:21, 124:11, 124:21, 126:3</p> <p>Route [4] - 28:7, 80:10, 80:15, 120:21</p> <p>rubber [3] - 95:8, 99:9, 101:18</p> <p>RUBENSTEIN [58] - 55:12, 55:15, 55:17, 55:22, 56:3, 56:6, 56:10, 56:16, 56:21, 56:23, 57:6, 57:14, 57:17, 58:5, 85:13, 85:24, 86:2, 91:4, 91:8, 91:20, 91:25, 92:14, 93:18, 95:3, 95:5, 95:19, 95:22,</p>
---	---	---	---	---

<p>96:10, 98:2, 98:6, 98:14, 98:23, 99:2, 99:18, 99:21, 99:24, 100:7, 100:12, 100:17, 100:19, 100:23, 101:1, 101:5, 101:8, 101:14, 101:20, 102:6, 102:9, 102:15, 102:21, 102:23, 104:2, 104:16, 104:20, 104:22, 104:25, 105:15, 107:1</p> <p>Rubenstein [3] - 3:24, 4:15, 91:8</p> <p>Rubinstein [1] - 55:18</p> <p>Ruby [8] - 3:23, 4:25, 54:6, 54:18, 114:16, 117:9, 120:20</p> <p>run [1] - 31:13</p> <p>Rutgers [2] - 75:19, 77:4</p>	<p>71:6, 71:11, 87:2</p> <p>see [26] - 16:23, 37:23, 38:19, 44:14, 44:16, 52:25, 63:14, 63:15, 74:15, 81:2, 89:9, 89:11, 89:16, 90:5, 97:6, 99:16, 108:9, 111:23, 112:19, 113:17, 113:21, 123:23, 124:14, 125:9, 125:10, 127:24</p> <p>seeing [1] - 42:8</p> <p>sell [8] - 13:1, 13:13, 14:13, 16:9, 16:13, 16:14, 20:9, 20:22</p> <p>selling [6] - 11:5, 12:20, 14:4, 14:20, 15:10, 20:19</p> <p>sells [4] - 12:22, 13:11, 13:12, 13:23</p> <p>send [3] - 77:1, 99:11, 126:9</p> <p>sent [3] - 76:24, 95:8, 105:5</p> <p>sentence [2] - 71:12, 71:14</p> <p>separate [4] - 37:10, 37:15, 43:6, 111:22</p> <p>separated [1] - 24:24</p> <p>separately [5] - 25:1, 37:18, 53:12, 85:15, 85:20</p> <p>septic [1] - 92:21</p> <p>series [1] - 98:20</p> <p>serve [1] - 30:9</p> <p>session [2] - 22:1, 22:16</p> <p>set [8] - 25:23, 44:18, 61:17, 61:23, 64:1, 64:2, 68:20, 105:18</p> <p>set-aside [1] - 25:23</p> <p>setback [5] - 50:14, 50:21, 51:5, 62:17, 68:16</p> <p>setbacks [9] - 27:3, 43:13, 43:20, 44:17, 51:4, 62:20, 63:16, 64:11, 68:15</p> <p>setting [1] - 44:13</p> <p>settlement [2] - 43:18, 119:14</p> <p>setup [1] - 27:18</p> <p>seven [6] - 111:25, 112:3, 112:4, 117:14, 118:11, 119:8</p> <p>seven-story [4] - 111:25, 117:14, 118:11, 119:8</p>	<p>several [1] - 47:17</p> <p>sewage [2] - 94:4</p> <p>sewer [4] - 71:18, 87:12, 92:10, 92:11</p> <p>sewerage [2] - 92:20, 92:22</p> <p>sewers [1] - 92:17</p> <p>Shade [1] - 70:25</p> <p>shall [2] - 70:18, 70:22</p> <p>Share [10] - 25:25, 28:22, 52:13, 66:14, 67:1, 88:6, 88:11, 118:21, 124:12, 126:2</p> <p>shared [3] - 33:7, 65:11, 82:20</p> <p>shelves [1] - 14:1</p> <p>shifting [1] - 14:9</p> <p>shop [6] - 12:21, 13:12, 14:12, 14:23, 17:25</p> <p>short [1] - 30:22</p> <p>showcase [1] - 20:14</p> <p>shows [3] - 22:2, 22:16, 35:14</p> <p>shut [1] - 98:8</p> <p>side [14] - 33:9, 34:7, 34:8, 41:22, 44:9, 45:8, 45:10, 46:20, 62:18, 96:24, 114:21, 114:23, 120:19, 120:20</p> <p>sides [2] - 34:14, 34:15</p> <p>sidewalk [3] - 48:25, 49:11, 49:12</p> <p>sidewalks [3] - 49:7, 70:17, 98:10</p> <p>sign [3] - 69:19, 69:22, 69:23</p> <p>signage [6] - 27:21, 65:18, 65:23, 65:25, 69:11, 69:16</p> <p>significant [2] - 32:16, 82:15</p> <p>signs [2] - 69:14, 108:1</p> <p>similar [14] - 10:15, 18:8, 41:23, 44:25, 60:7, 60:23, 61:12, 64:15, 65:3, 66:7, 67:2, 121:9, 121:15, 126:3</p> <p>simple [1] - 109:1</p> <p>simpler [2] - 86:14, 101:12</p> <p>Simultaneous [2] - 49:5, 98:4</p> <p>single [1] - 107:25</p> <p>single-family [1] -</p>	<p>107:25</p> <p>sister [1] - 10:7</p> <p>sit [1] - 17:20</p> <p>site [31] - 22:8, 27:6, 27:20, 33:23, 35:11, 38:9, 42:25, 43:11, 50:2, 56:5, 57:12, 57:25, 66:22, 68:12, 69:20, 69:21, 70:6, 81:19, 88:21, 88:24, 89:24, 95:16, 95:25, 107:18, 107:20, 115:25, 116:2, 119:16, 119:18, 128:5, 130:11</p> <p>Site [3] - 1:8, 3:14, 22:7</p> <p>sits [1] - 27:7</p> <p>sitting [1] - 94:14</p> <p>situation [1] - 68:18</p> <p>six [1] - 117:13</p> <p>size [4] - 69:24, 77:19, 81:7, 81:9</p> <p>slightly [1] - 62:5</p> <p>small [5] - 17:25, 79:5, 79:6, 115:16, 116:14</p> <p>smaller [1] - 77:18</p> <p>smart [2] - 28:24, 76:10</p> <p>Smart [1] - 67:3</p> <p>smoke [5] - 12:21, 13:2, 14:9, 14:12, 14:23</p> <p>Smokes [5] - 1:4, 2:16, 3:3, 9:19, 10:3</p> <p>smoking [3] - 16:24, 17:1, 17:8</p> <p>so.. [3] - 81:25, 125:10, 131:20</p> <p>Sokolich [2] - 21:20, 22:16</p> <p>sold [1] - 13:18</p> <p>someone [2] - 7:9, 8:20</p> <p>sometimes [1] - 68:18</p> <p>somewhat [6] - 25:2, 50:4, 60:7, 68:7, 121:9, 121:14</p> <p>soon [1] - 126:8</p> <p>SOPHIA [1] - 2:7</p> <p>sorry [13] - 7:12, 55:15, 55:17, 56:24, 76:5, 80:12, 85:24, 92:7, 93:14, 94:4, 95:19, 104:11, 109:11</p> <p>sort [1] - 91:12</p> <p>sounds [1] - 69:10</p> <p>southerly [2] - 33:11, 34:24</p>	<p>SP06 [1] - 9:19</p> <p>SP08 [4] - 21:18, 22:12, 22:15, 127:16</p> <p>SP09 [3] - 22:8, 22:14, 128:5</p> <p>space [15] - 26:3, 61:25, 63:13, 67:20, 67:21, 67:23, 68:2, 68:14, 69:6, 82:4, 129:10, 129:11, 130:14</p> <p>spaces [5] - 65:10, 66:2, 69:9, 71:23, 82:18</p> <p>Speaking [4] - 49:5, 61:2, 61:7, 98:4</p> <p>speaking [1] - 88:25</p> <p>speaks [1] - 68:25</p> <p>specific [14] - 16:16, 17:16, 26:23, 27:24, 28:9, 28:16, 30:12, 34:1, 60:9, 64:11, 75:21, 107:17, 120:13</p> <p>specifically [8] - 16:8, 20:15, 28:10, 42:18, 66:17, 88:25, 99:23, 100:1</p> <p>spelled [1] - 87:6</p> <p>spending [1] - 8:25</p> <p>spent [2] - 57:18, 57:19</p> <p>spoken [2] - 12:1, 110:19</p> <p>spot [2] - 41:12, 117:14</p> <p>square [14] - 17:22, 17:24, 61:25, 67:23, 67:24, 68:1, 69:6, 78:25, 79:2, 79:17, 80:7, 80:16, 82:5, 130:12</p> <p>stage [2] - 57:16, 95:18</p> <p>stamp [2] - 95:8, 99:9</p> <p>stamping [1] - 101:18</p> <p>standard [1] - 42:15</p> <p>standardization [1] - 41:17</p> <p>standards [12] - 26:18, 26:19, 26:20, 27:12, 27:15, 42:11, 55:7, 60:9, 65:18, 70:18, 71:17, 108:22</p> <p>standing [1] - 23:6</p> <p>Star [12] - 3:8, 4:6, 6:11, 7:24, 9:1, 19:14, 59:10, 83:24, 106:6, 123:5, 128:15, 131:2</p>
S				
<p>safe [1] - 70:15</p> <p>sale [2] - 16:19</p> <p>Samar [1] - 10:7</p> <p>satisfied [1] - 35:17</p> <p>satisfy [1] - 101:3</p> <p>Saturday [1] - 130:17</p> <p>saw [2] - 17:3, 99:2</p> <p>scale [2] - 42:7, 69:15</p> <p>Schedule [1] - 16:17</p> <p>school [15] - 72:23, 72:25, 73:5, 73:10, 73:14, 73:22, 74:3, 74:15, 75:20, 76:4, 76:7, 76:15, 78:13, 78:17, 79:9</p> <p>schools [4] - 72:18, 72:21, 73:16, 78:1</p> <p>scrap [1] - 93:11</p> <p>se [1] - 13:24</p> <p>seating [1] - 130:12</p> <p>second [26] - 7:22, 7:23, 8:23, 8:24, 9:9, 19:11, 19:12, 19:13, 32:5, 59:8, 59:9, 61:3, 71:12, 83:21, 83:22, 106:2, 106:3, 106:4, 112:10, 123:3, 123:4, 128:12, 128:13, 130:25, 131:1, 132:3</p> <p>SECRETARY [1] - 2:19</p> <p>section [7] - 28:5, 35:2, 46:19, 69:13,</p>				

<p>STAR ^[15] - 2:3, 6:1, 6:8, 6:12, 7:6, 7:15, 7:21, 7:25, 8:18, 8:24, 9:2, 9:18, 9:24, 10:24, 11:2, 12:6, 12:9, 14:3, 15:14, 18:2, 18:20, 18:22, 19:3, 19:11, 19:15, 20:17, 20:25, 21:12, 21:17, 21:22, 21:24, 22:4, 22:7, 22:19, 30:15, 32:23, 34:3, 38:22, 47:13, 52:3, 53:3, 53:5, 53:18, 53:20, 53:23, 55:9, 55:14, 55:16, 58:12, 58:15, 58:23, 59:7, 59:11, 60:1, 61:5, 61:8, 72:11, 72:13, 72:17, 73:12, 73:16, 73:19, 73:22, 73:25, 74:8, 74:11, 74:17, 74:25, 75:3, 75:5, 75:8, 75:12, 75:15, 76:1, 76:5, 76:8, 76:11, 76:18, 76:22, 77:16, 78:3, 78:7, 78:10, 78:21, 79:6, 79:10, 79:13, 79:22, 81:21, 81:24, 82:1, 83:2, 83:5, 83:9, 83:20, 83:23, 83:25, 84:15, 84:25, 85:12, 86:5, 90:23, 91:1, 104:7, 104:11, 104:14, 105:14, 105:18, 106:2, 106:5, 106:7, 107:3, 109:19, 114:11, 117:3, 117:5, 122:9, 122:12, 122:15, 122:19, 123:3, 123:6, 123:21, 123:25, 124:3, 124:7, 124:15, 124:18, 124:23, 125:2, 125:4, 125:11, 125:14, 126:15, 126:18, 126:25, 127:6, 127:10, 127:14, 127:19, 127:23, 128:5, 128:12, 128:16, 129:6, 130:21, 130:25, 131:3, 131:22, 131:25, 132:2</p> <p>start ^[4] - 23:12, 62:10, 81:18, 126:12</p> <p>started ^[1] - 126:1</p> <p>state ^[11] - 11:21,</p>	<p>16:1, 18:5, 27:17, 29:5, 29:8, 30:25, 39:6, 54:3, 67:6, 73:8</p> <p>State ^[4] - 36:24, 67:4, 133:4, 133:7</p> <p>station ^[5] - 13:11, 114:20, 115:10, 116:4, 116:9</p> <p>Station ^[1] - 116:10</p> <p>stations ^[2] - 13:20, 71:24</p> <p>statute ^[2] - 27:17, 133:6</p> <p>statutory ^[2] - 99:16, 109:4</p> <p>steep ^[2] - 94:7, 98:18</p> <p>step ^[5] - 15:18, 23:2, 119:10, 119:17, 119:20</p> <p>still ^[3] - 23:16, 85:4, 95:19</p> <p>stipulation ^[2] - 20:12, 20:13</p> <p>stock ^[2] - 88:18, 109:16</p> <p>stop ^[1] - 117:1</p> <p>storage ^[4] - 89:5, 89:22, 93:6</p> <p>store ^[4] - 13:12, 13:19, 32:2, 130:6</p> <p>stored ^[2] - 89:12, 93:3</p> <p>stores ^[3] - 13:20, 18:8, 61:19</p> <p>stories ^[3] - 112:3, 112:4, 118:24</p> <p>stormwater ^[4] - 35:14, 36:16, 37:19, 37:24</p> <p>story ^[8] - 68:19, 111:25, 117:14, 118:11, 119:8, 120:16, 121:11</p> <p>strategies ^[1] - 28:25</p> <p>Street ^[11] - 3:24, 4:15, 55:18, 91:9, 92:19, 93:19, 96:15, 96:19, 97:5, 100:5</p> <p>street ^[16] - 34:9, 44:18, 45:9, 49:12, 50:14, 50:18, 63:25, 70:22, 96:19, 98:9, 98:11, 104:19, 104:21, 120:23, 121:24, 130:15</p> <p>streetscape ^[4] - 44:20, 63:24, 64:3, 70:16</p> <p>strictly ^[2] - 18:17,</p>	<p>130:10</p> <p>strike ^[1] - 71:24</p> <p>strong ^[3] - 43:22, 97:23, 98:18</p> <p>structure ^[4] - 26:18, 63:3, 63:4, 109:5</p> <p>structures ^[10] - 63:18, 63:20, 87:7, 91:16, 91:17, 91:19, 91:24, 92:1, 108:11, 108:24</p> <p>students ^[2] - 74:16, 78:9</p> <p>studio ^[1] - 78:23</p> <p>studios ^[2] - 77:21, 78:25</p> <p>study ^[10] - 49:17, 86:20, 86:22, 87:25, 88:19, 89:19, 105:19, 107:6, 109:11, 122:20</p> <p>stuff ^[4] - 11:7, 17:20, 69:25, 120:7</p> <p>subject ^[2] - 71:21, 88:20</p> <p>submit ^[4] - 10:20, 82:22, 88:5, 111:14</p> <p>submitted ^[9] - 10:13, 10:16, 13:4, 33:4, 65:23, 69:19, 70:6, 130:11</p> <p>subsequently ^[1] - 129:19</p> <p>substandard ^[1] - 87:8</p> <p>suburban ^[1] - 44:13</p> <p>sued ^[1] - 124:21</p> <p>sufficient ^[1] - 69:10</p> <p>suggested ^[2] - 36:13, 70:4</p> <p>Suite ^[1] - 2:11</p> <p>SUK ^[1] - 2:5</p> <p>summarize ^[1] - 87:5</p> <p>summer ^[1] - 124:5</p> <p>Sunday ^[1] - 130:17</p> <p>super ^[1] - 81:15</p> <p>supercede ^[2] - 26:6, 64:17</p> <p>Superfund ^[3] - 115:8, 115:25, 116:2</p> <p>supermarkets ^[1] - 13:21</p> <p>supplies ^[1] - 130:7</p> <p>support ^[5] - 86:20, 87:25, 90:9, 100:16, 107:8</p> <p>supporting ^[1] - 29:23</p> <p>supports ^[1] - 25:24</p> <p>surprised ^[1] - 80:23</p> <p>Swamp ^[2] - 96:20,</p>	<p>96:21</p> <p>swear ^[4] - 11:12, 11:15, 15:18, 15:19</p> <p>swimming ^[2] - 69:3, 126:18</p> <p>SWORN ^[2] - 3:2, 4:2</p> <p>sworn ^[4] - 11:20, 15:25, 23:21, 85:8</p> <p>system ^[3] - 35:15, 74:15, 78:13</p> <p>systems ^[1] - 108:19</p>	<p>120:18, 120:24, 121:2, 121:13, 127:18, 131:1</p> <p>TARBOCCHIA ^[2] - 2:6, 8:21</p> <p>Tarboccchia ^[15] - 3:8, 3:19, 4:5, 4:13, 4:20, 6:15, 8:3, 9:5, 19:18, 59:14, 84:3, 106:10, 123:9, 128:19, 131:6</p> <p>tasks ^[1] - 66:8</p> <p>tax ^[13] - 25:5, 60:20, 87:10, 87:14, 88:22, 88:23, 89:2, 94:24, 103:6, 103:11, 107:13, 107:19, 108:10</p> <p>Tax ^[2] - 89:1, 129:14</p> <p>technically ^[4] - 13:10, 72:25, 87:21, 125:24</p> <p>tenancy ^[1] - 79:8</p> <p>tenant ^[2] - 61:16, 92:25</p> <p>tenants ^[3] - 110:4, 127:7, 127:9</p> <p>terms ^[27] - 27:1, 27:13, 27:18, 28:2, 29:9, 29:17, 34:22, 41:7, 43:19, 52:13, 65:25, 67:12, 81:5, 81:6, 85:20, 86:13, 94:10, 100:10, 100:24, 101:1, 107:6, 107:13, 108:3, 109:8, 120:10</p> <p>testified ^[1] - 130:8</p> <p>testifies ^[2] - 11:20, 15:25</p> <p>testify ^[3] - 23:22, 85:9, 91:12</p> <p>testifying ^[2] - 99:24, 99:25</p> <p>TESTIMONY ^[2] - 3:2, 4:2</p> <p>testimony ^[3] - 16:5, 19:8, 133:5</p> <p>THE ^[5] - 1:3, 2:1, 61:3, 80:12, 117:10</p> <p>THERE ^[1] - 2:2</p> <p>there'll ^[1] - 67:7</p> <p>they've ^[2] - 63:10, 64:21</p> <p>third ^[1] - 132:4</p> <p>thoroughfare ^[1] - 47:3</p> <p>thousands ^[2] - 57:19</p> <p>three ^[16] - 17:23, 45:21, 73:4, 77:11, 107:23, 107:24, 108:6, 110:6,</p>
T				
			<p>table ^[2] - 21:23, 22:17</p> <p>tabled ^[2] - 22:11, 22:12</p> <p>talks ^[2] - 68:25, 88:13</p> <p>taller ^[1] - 63:11</p> <p>tanks ^[2] - 92:21, 116:6</p> <p>TARABOCCHIA ^[33] - 6:16, 8:4, 9:6, 19:19, 36:5, 42:22, 43:2, 48:21, 48:24, 50:6, 51:4, 52:1, 59:15, 62:13, 78:5, 84:4, 85:25, 102:22, 106:11, 109:21, 109:25, 110:17, 110:25, 111:6, 111:11, 114:23, 115:2, 121:6, 121:8, 123:10, 125:17, 128:20, 131:7</p> <p>TARABOCHIA ^[70] - 13:3, 13:22, 19:13, 31:13, 34:5, 34:12, 36:2, 42:10, 42:13, 42:20, 43:7, 43:12, 43:15, 43:21, 47:15, 47:23, 48:2, 48:6, 48:8, 48:15, 48:18, 49:3, 49:14, 49:18, 49:20, 50:3, 50:17, 50:19, 50:23, 51:1, 51:7, 51:10, 51:14, 51:17, 51:20, 62:10, 62:16, 62:21, 64:7, 77:25, 78:8, 78:12, 79:5, 85:22, 103:1, 103:4, 103:17, 103:22, 110:9, 110:14, 110:20, 112:16, 113:7, 114:13, 115:4, 115:13, 115:20, 116:1, 116:4, 116:8, 116:12, 116:15, 116:19, 116:25,</p>	

<p>110:11, 111:15, 111:22, 118:8, 118:9, 118:10, 121:17, 122:1 three-bedroom [1] - 73:4 three-bedrooms [1] - 77:11 tie [1] - 92:19 timeframe [1] - 123:22 tobacco [3] - 12:22, 14:14, 14:16 tobacco-related [1] - 14:14 today [3] - 10:5, 99:14, 105:5 together [5] - 37:13, 85:11, 111:15, 121:21, 122:5 tomorrow [1] - 125:20 tonight [11] - 9:19, 29:11, 30:1, 31:18, 35:24, 36:8, 53:17, 56:1, 62:4, 66:9, 120:11 took [2] - 10:10, 28:17 topography [1] - 68:12 total [4] - 25:6, 55:4, 77:15, 82:18 touch [1] - 26:22 tough [1] - 24:8 tow [1] - 93:6 towards [1] - 34:24 town [12] - 38:25, 39:4, 46:19, 72:15, 81:3, 92:12, 92:16, 94:10, 94:24, 97:1, 101:9, 127:11 town's [1] - 97:3 tractor [1] - 93:8 traffic [32] - 28:9, 30:19, 31:10, 32:8, 32:16, 33:15, 33:20, 34:1, 34:20, 34:23, 34:25, 35:3, 35:7, 36:17, 36:25, 39:22, 45:23, 46:3, 47:12, 47:25, 49:9, 49:16, 54:9, 54:10, 54:13, 54:21, 55:4, 55:6, 82:25, 117:17 trailers [4] - 93:2, 93:7, 93:8 transcript [1] - 133:10 TRANSCRIPT [1] - 1:3 transportation [1] - 28:3 trash [1] - 66:4 treat [1] - 24:25</p>	<p>Tree [1] - 70:25 trees [4] - 49:12, 70:22, 93:23, 97:7 tremendous [2] - 72:14, 98:20 tried [3] - 63:10, 64:21 truck [3] - 89:4, 89:22, 93:7 trucks [1] - 89:11 true [1] - 87:18 Trump [1] - 104:3 truth [5] - 11:15, 11:16, 15:19, 15:20 try [12] - 24:11, 33:6, 39:16, 39:18, 39:20, 39:21, 41:1, 44:19, 46:3, 63:23, 64:2 trying [9] - 56:6, 56:25, 58:25, 77:5, 80:1, 98:17, 103:20, 118:10, 118:12 turn [1] - 33:1 Turnpike [1] - 46:20 twenty [1] - 51:10 twenty-two [1] - 51:10 two [25] - 24:24, 31:17, 31:24, 33:8, 37:10, 37:14, 45:20, 48:11, 49:10, 51:10, 73:3, 77:10, 78:24, 79:3, 79:14, 79:16, 79:21, 80:16, 88:7, 88:8, 92:20, 111:20, 112:9, 128:9 two-bedroom [2] - 73:3, 78:24 two-bedrooms [2] - 79:3, 79:16 type [8] - 17:17, 44:16, 64:25, 69:23, 72:20, 80:2, 80:5, 120:12 types [8] - 11:6, 61:19, 63:19, 66:17, 77:8, 81:14, 88:14, 109:14 typical [1] - 44:11 typically [4] - 68:9, 68:17, 73:4, 120:8 typo [3] - 64:8, 64:10, 71:3</p>	<p>underground [1] - 116:5 underneath [1] - 31:25 underutilized [5] - 89:21, 101:6, 101:9, 102:10, 102:12 unfortunately [2] - 72:19, 118:25 unhappy [2] - 105:8, 105:10 uniform [1] - 64:3 Uniform [2] - 27:15, 65:14 unit [2] - 80:15, 82:15 Unit [3] - 1:19, 129:14, 130:4 UNIT [1] - 5:4 units [24] - 25:20, 25:21, 25:22, 27:14, 27:17, 61:21, 61:22, 66:22, 73:4, 77:8, 77:15, 77:19, 77:20, 78:24, 79:1, 79:4, 81:20, 111:14, 112:21, 113:11, 118:24, 120:16, 121:20 unless [2] - 58:9, 115:20 up [30] - 18:12, 18:23, 22:2, 22:16, 24:11, 32:13, 38:20, 43:13, 48:17, 68:15, 71:17, 87:15, 94:8, 94:12, 96:13, 97:7, 97:22, 98:17, 98:19, 103:11, 103:25, 108:21, 111:17, 113:21, 117:6, 118:2, 118:7, 118:14 urban [1] - 44:13 USE [2] - 2:19, 5:3 uses [15] - 26:13, 26:14, 60:13, 61:15, 61:16, 64:19, 64:20, 64:22, 64:25, 65:1, 65:2, 69:2, 70:9, 89:21 utilization [1] - 102:18 utilize [1] - 90:15 utilized [2] - 102:11, 102:13</p>	<p>valid [1] - 40:25 vape [5] - 12:21, 13:1, 14:8, 17:17, 18:8 vapes [4] - 12:22, 18:17, 20:15, 20:23 vapor [1] - 14:11 Variance [2] - 1:6, 3:11 variance [3] - 21:18, 50:13, 127:16 variety [7] - 64:19, 66:16, 70:10, 80:2, 81:14, 88:14, 109:14 various [1] - 91:21 vegetation [4] - 90:5, 93:16, 93:22, 94:15 vehicle [2] - 89:5, 89:22 vehicles [4] - 82:20, 89:16, 93:6, 97:3 vehicular [1] - 70:15 venue [1] - 117:23 verbatim [1] - 133:5 Vice [4] - 3:20, 4:7, 4:21, 6:6 VICE [25] - 2:3, 6:14, 8:2, 9:4, 11:4, 12:5, 19:6, 19:17, 22:12, 31:23, 32:11, 32:20, 59:9, 59:13, 76:23, 77:2, 84:2, 105:25, 106:9, 110:5, 123:1, 123:8, 128:10, 128:18, 131:5 view [1] - 102:17 visit [1] - 105:12 visited [1] - 107:18 visual [1] - 89:25 voice [1] - 24:11 volition [1] - 46:16 vote [2] - 22:17, 114:7</p>	<p>WEDNESDAY [1] - 1:2 west [2] - 40:11, 41:9 West [9] - 3:23, 4:25, 54:6, 85:2, 88:8, 107:4, 107:22, 117:9, 121:23 westerly [1] - 44:4 whole [6] - 11:16, 17:21, 31:14, 83:11, 114:8, 117:23 wide [2] - 64:18, 65:2 widen [1] - 34:6 widened [3] - 28:6, 28:15, 32:6 widening [6] - 39:20, 47:9, 47:16, 67:13, 71:6, 120:12 wider [2] - 32:21, 48:23 width [3] - 28:12, 30:16, 50:16 widths [1] - 28:10 wife [1] - 105:2 willing [2] - 20:8, 20:9 window [2] - 11:9, 12:2 Windsor [1] - 104:18 wintertime [1] - 98:12 withdrawn [1] - 115:21 withdrew [1] - 115:23 withstanding [1] - 70:14 word [2] - 14:17, 71:12 words [2] - 57:10, 57:18 works [1] - 118:13 worried [1] - 78:6 worse [1] - 34:25 wow [2] - 80:18, 80:21 wrapping [1] - 14:25 write [1] - 132:6 Wyckoff [3] - 15:24, 23:20, 85:7</p>
		U	W	Y
<p>UHAC [2] - 27:15, 65:13 ultimately [4] - 32:12, 34:16, 61:13, 95:6 under [8] - 23:16, 31:1, 71:8, 85:4, 87:9, 105:21, 122:21, 133:6</p>		V	<p>wait [1] - 22:15 Walden [1] - 105:16 Walgreens [1] - 13:19 walk [2] - 98:11, 98:17 walls [2] - 94:11, 96:3 wants [2] - 32:13, 75:24 warehouse [2] - 38:5 warrant [1] - 34:20 water [8] - 71:18, 87:12, 92:9, 92:11, 92:23, 94:7, 94:13, 117:18 ways [2] - 102:18, 102:19 wear [1] - 108:1</p>	<p>yard [2] - 51:5, 93:11 year [2] - 111:17, 117:13 years [17] - 14:1, 56:22, 81:17, 87:9, 87:15, 91:5, 97:9, 97:14, 97:16, 97:17, 99:2, 102:11, 102:16, 103:11, 108:8, 108:17, 115:17 YEON [2] - 5:3, 129:10</p>

Yeon [2] - 1:18,
129:10
you.. [1] - 77:1
yup [4] - 72:12, 73:18,
100:12, 104:24

Z

zero [6] - 62:18, 62:19,
62:20, 63:3, 63:16,
64:10
Zone [1] - 67:5
zoning [26] - 16:17,
21:10, 26:6, 26:9,
26:10, 30:7, 30:9,
30:10, 42:5, 56:13,
56:15, 56:17, 56:20,
57:4, 57:5, 57:8,
57:20, 64:17, 94:8,
96:12, 102:19,
108:2, 115:17,
118:18, 130:2,
130:20
Zoning [2] - 21:8, 21:9